

Aldreds
Lettings



53 Norwich Road, Lowestoft, NR32 2BJ

£1,100 PCM



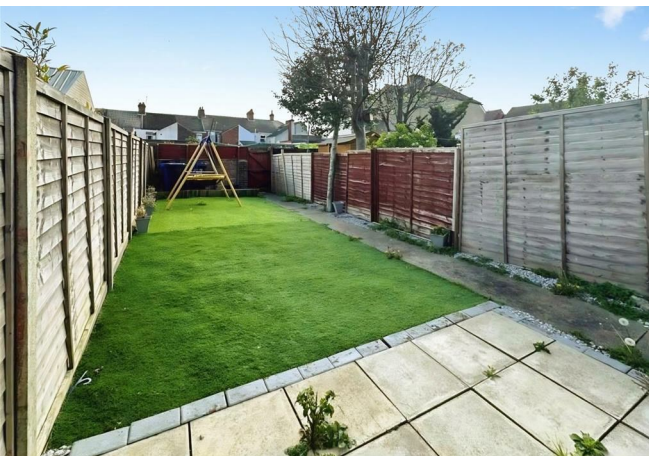


53 Norwich Road

, Lowestoft, NR32 2BJ

- Spacious Family Home
- Gas Fired Central Heating via a Modern Combination Boiler
- Spacious Rear Garden
- Within Walking Distance of Railway Station & Local Amenities
- Very Well Presented
- uPVC Double Glazed Windows
- Three Bedrooms
- Within Walking Distance of Lowestoft's Beautiful Beaches

Aldreds are delighted to offer this spacious three-bedroom family home, ideally situated in a convenient North Lowestoft location within easy walking distance of the railway station, town centre and beaches. The property offers well-proportioned accommodation comprising an entrance hall, two reception rooms, a fitted kitchen and ground-floor bathroom. To the first floor, there is a small landing providing access to three bedrooms. Outside, the property benefits from a rear lawned garden, offering a pleasant space for outdoor relaxation and bistro-style dining. Further benefits include uPVC double glazing and gas central heating, served by a recently installed gas combination boiler. The property is presented to a good standard throughout and is available soon!!!



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Entrance Hall

Stairs leading to first floor.

Lounge 10'5" x 10'9" (3.2 x 3.3)

Fitted carpet, radiator, power points, TV point, uPVC window.

Dining Room 13'1" x 10'9" (3.99 x 3.28)

Fitted carpet, uPVC window, radiator, power points, understairs storage cupboard.

Kitchen 11'6" x 7'1" (3.53 x 2.16)

A range of modern fitted kitchen units with extended work surfaces, stainless steel sink, tiled splashbacks, uPVC window, recess for white goods including plumbing for a washing machine.

Bathroom

White bathroom suite comprising of a panel bath, pedestal sink, low level WC, tiled splashbacks, uPVC window, radiator.

Landing

Fitted carpet.



Bedroom 1 10'10" x 12'11" (3.32 x 3.96)

Fitted carpet, uPVC window, radiator, TV point, power points.

Bedroom 2 12'11" x 10'8" (3.96 x 3.27)

Fitted carpet, uPVC window, power points, radiator, door leading to:-

Bedroom 3 11'6" x 7'0" (3.53 x 2.15)

Fitted carpet, uPVC window, power points, radiator.

Outside

Outside to the front there is an enclosed garden with footpath leading to front door. To the rear there is a garden area providing ample space for bistro style dining, Laid to lawn and all enclosed by high walls and fencing.

Agents Note

Please note that the property is currently rented and the photographs shown were taken prior to the tenancy commencing and therefore, condition may vary.

Council Tax

East Suffolk Council Band 'A'

Additional Information

Directions



RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

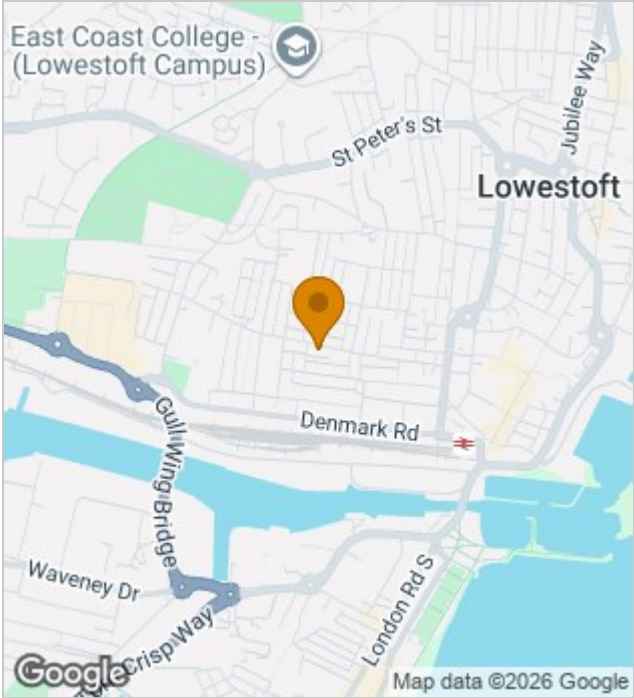
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

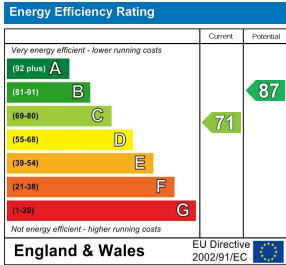
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.