



The Flat, 76 Denmark Road
Lowestoft, NR32 2EQ

£850 PCM
EPC Rating C

Very spacious, two double bedroomed first floor flat in prime Lowestoft location opposite the train station and within walking distance of the beach and town centre. The property benefits from good sized rooms throughout, double glazed windows, gas central heating and one parking space.

ENTRANCE LOBBY

double glazed entrance door, coir matting, cloaks area, internal door leading to carpeted stairs leading up to the first floor where the accommodation is located.

GALLERY LANDING

carpet, radiator, doors to all rooms, double glazed window to front.

BEDROOM 1

16' 8" x 14' 1" (5.1m x 4.3 max) carpet, ornate feature fireplace, double glazed window overlooking front aspect with nets and curtains, radiator.

BEDROOM 2

15' 5" x 12' 1" (4.7m x 3.7m) carpet, radiator, double glazed window to rear aspect with curtains.

BATHROOM

vinyl flooring, white suite comprising of low level wc, hand wash basin, bath with mixer tap and shower head over, double glazed window to rear.

OPEN PLAN LOUNGE KITCHEN

27' 2" x 15' 8" (8.3m x 4.8m)

lounge area: 5.9m x 4.8m

carpet, two radiators, triple double glazed windows to front and side aspects with curtains, loft access.

kitchen area: 4.8m x 2.0m

vinyl flooring, fitted kitchen comprising of base units and drawers with work surface over, breakfast bar with four stools, freestanding washing machine, slimline dishwasher and fridge freezer, built-in oven, hob and extractor hood, stainless steel sink and drainer with mixer tap and separate filtered water tap (filters in cupboard under), boiler, double glazed window to side.

AGENTS NOTE

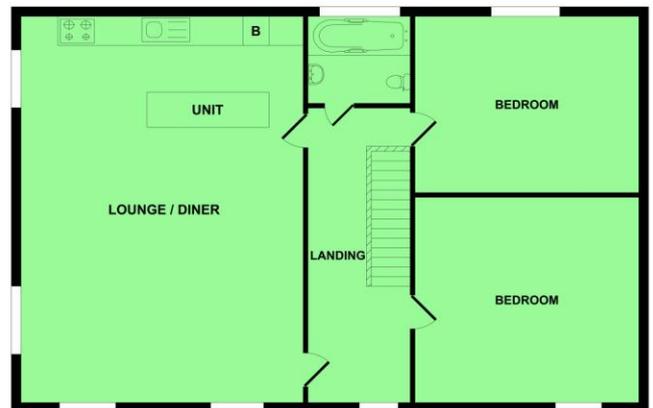
The electric is billed monthly from Jarys who will provide the bill with a reading each month to the tenant.

COUNCIL TAX

The property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01 493 844489.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements