

Aldreds
Lettings

23 Rotterdam Road, Lowestoft, NR32 2EU

£800 PCM

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, Lowestoft, NR32 2EU

- Lovely Two Bedroom Terrace Property
- Refurbished To A High Standard
- Nicely Fitted Kitchen & Bathroom
- Gas Central Heating
- Sought After Location
- Living Room & Separate Dining Room
- Sizeable Rear Garden
- Double Glazing



A very well presented and much improved Two bedroom terrace property, situated in this sought after residential location, close to a wide range of local services and amenities. The accommodation comprises Living Room, separate Dining Room, nicely fitted Kitchen, Two Double Bedrooms to the first floor with a Family Bathroom off Bedroom Two. Outside, there is a sizeable rear garden, perfect for entertaining and the property also benefits from Gas Central Heating and Double Glazing.





Living Room 11'10" x 11'11" (max) (3.63 x 3.64 (max))

Entered via a double glazed door with double glazed window to the front aspect, radiator, cupboard housing the fusebox and door to the rear lobby.

Rear Lobby

With stairs rising to the first floor landing and door to the dining room.

Dining Room 10'9" x 11'10" (max) (3.30 x 3.61 (max))

With a double glazed window to the rear aspect, radiator, under stairs storage cupboard and door to the kitchen.

Kitchen 9'8" x 6'7" (2.97 x 2.03)

A nicely fitted kitchen with a good range of wall and base level storage units with work surfaces over, inset stainless steel sink with mixer tap, space for fridge/freezer, inset four ring halogen hob with electric oven under and extractor fan over, tiled spalshbacks, double glazed window to side, double glazed door to the rear and plumbing for washing machine.



Landing
With doors off to both first floor bedrooms

Bedroom One 11'11" x 11'11" (max) (3.64 x 3.65 (max))
With a double glazed window to the front aspect and radiator.

Bedroom Two 10'9" x 11'10" (max) (3.30 x 3.61 (max))
With a double glazed window to the rear aspect, over stairs cupboard, access to roof space, radiator and door to the bathroom

Bathroom
A very nicely fitted three piece suite comprising low level WC, pedestal wash hand basin and panelled bath, extractor fan, wall mounted gas central heating boiler, wood effect vinyl flooring, radiator. double glazed window to the rear aspect.

Outside
The property benefits from lawned gardens to both front and rear, the rear having a brick built storage shed and shingle area.

Directions



Additional Information

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

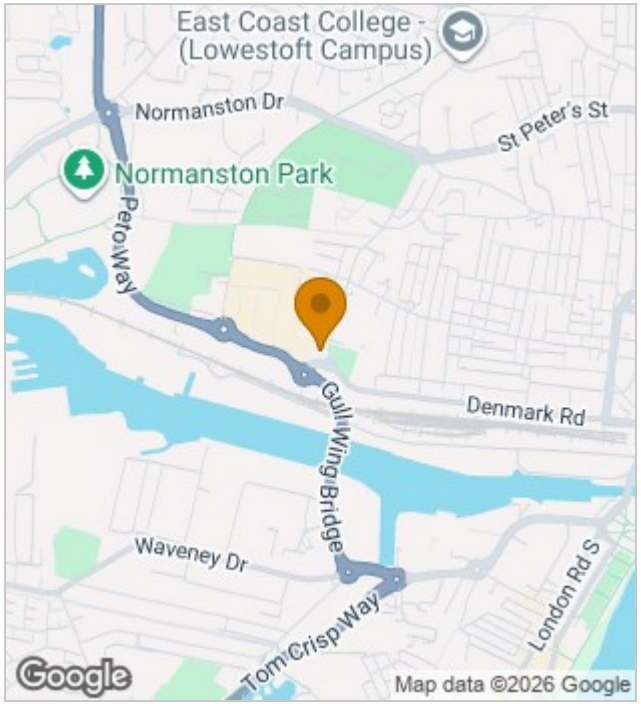
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations 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.

Council Tax Band

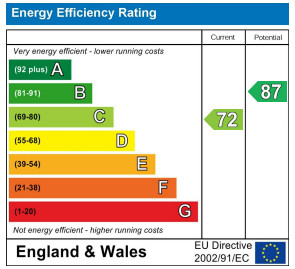
Council Tax Band- A

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.

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