

Council Tax Band: A  
 EPC Rating: D TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£895 Per**  
Per Calendar Month



**Kimberley Road**  
 Lowestoft, NR33 0TZ

- Mid terrace family home
- 3 bedrooms
- Gas central heating
- Brand new flooring throughout
- 2 reception rooms
- Fully enclosed rear garden
- Neutral modern décor
- Close to local amenities, shops & schools
- Great transport links nearby
- Period features

**Paul Hubbard Estate Agents**  
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 Suffolk  
 NR33 0BB

**Contact Us**  
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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 and 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

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### Sitting room

3.55 x 3.40  
UPVC entrance door & double glazed window to the front aspect, brand new carpet, radiator, obscure internal window and a door opening to the hallway/ stairs and another through to the dining room.

### Dining Room

4.35 max x 3.58 max  
Brand new carpet, UPVC double glazed window to the rear aspect, radiator, obscure internal window and a doorway opening leads through to the kitchen.

### Kitchen

2.79 x 2.12  
Brand new herringbone style vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in extractor hood, space for an oven, fridge-freezer & washing machine and a doorway opening leads through to the rear lobby.

### Rear Lobby

Brand new herringbone style vinyl flooring, built-in storage cupboard (housing the gas boiler) and doors open to the bathroom & rear garden.

### Bathroom

1.98 x 1.67  
Brand new herringbone style vinyl flooring, dual aspect UPVC double glazed windows, radiator, tile splash backs, extractor fan, toilet, pedestal wash basin with hot & cold taps, a bath tub with hot & cold taps and an electric shower set above.

### Stairs leading to the First Floor Landing

Brand new carpet, loft hatch and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.39 x 3.39  
Brand new carpet, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

### Bedroom 2

3.57 x 3.37  
Brand new carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace, built-in storage cupboard and a door opening to bedroom 3.

### Bedroom 3

2.74 x 2.09  
Brand new carpet, UPVC double glazed window and a radiator.

### Outside

The property features an enclosed frontage with space for bins and a pathway leading to the main entrance door, bordered by a brick wall surround.

To the rear, there is a fully enclosed garden comprising a patio area, artificial lawn and a decking space, with a pathway leading down the garden. The garden is fully enclosed by panel fencing and benefits from gated rear access.

### Application Process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

### Application Fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

