

Aldreds
Lettings

35 Wollaston Road, Lowestoft, NR32 2PD

£800 PCM



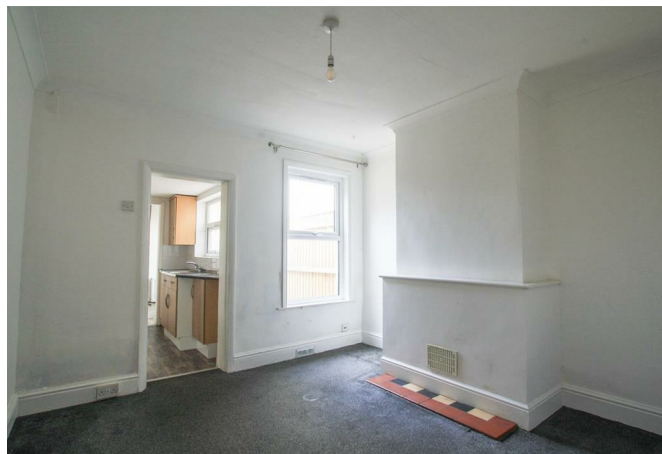


35 Wollaston Road

, Lowestoft, NR32 2PD

- Lovely Two Bedroom Terrace Property
- Gas Central Heating
- On Street Parking
- Courtyard Garden
- Two Reception Rooms
- Double Glazing
- Nicely Fitted Kitchen & Bathroom

Aldreds Lettings are delighted to offer this well presented two double bedroom property, situated close to local shops and within easy reach of the Town Centre. The accommodation comprises of a spacious Living Room, separate Dining Room, Kitchen, Bathroom with shower over the bath, two Double Bedrooms, gas central heating, double glazing, on street parking, small back yard. EPC Rating C, Council Tax Band A, UNFURNISHED



Living Room 11'5" x 11'5" (3.5 x 3.5)

Large living room, front aspect window, TV point, radiator.

Dining Room 11'5" x 11'1" (3.5 x 3.4)

Separate dining room, rear aspect window, built in storage cupboard, radiator.

Kitchen 7'10" x 5'10" (2.4 x 1.8)

Superb kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances, door to courtyard.

Bedroom 1 11'5" x 11'5" (3.5 x 3.5)

Double bedroom, front aspect window, feature original cast iron fireplace, built in wardrobe, radiator.

Bedroom 2 11'5" x 11'1" (3.5 x 3.4)

Second double bedroom, rear aspect window, radiator.

Bathroom

Suite in white comprising bath with electric shower over, WC and wash basin. Tiled walls, radiator, frosted window.



Outside

Small enclosed private rear courtyard.

Parking

On street parking.

Directions



Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING / PETS CONSIDERED

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.

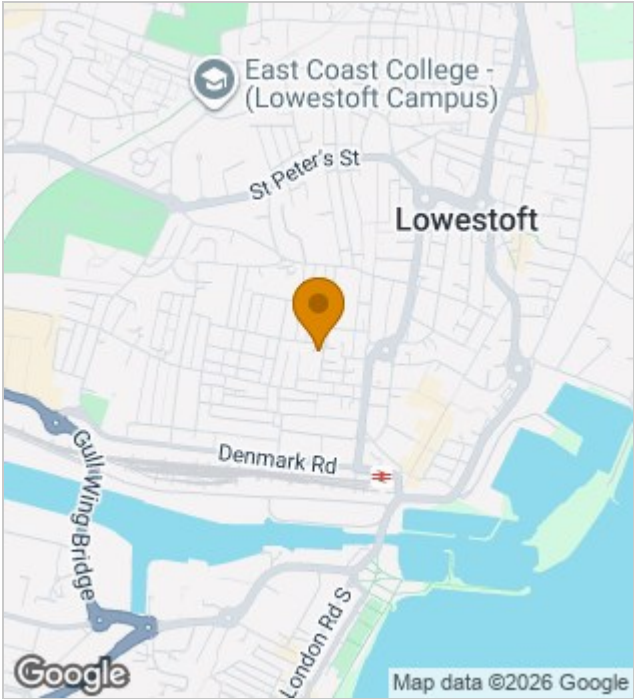
Council Tax Band

Council Tax Band- A

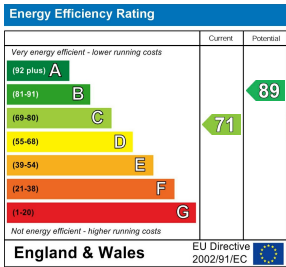
Floor Plans



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.

Disclaimer
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