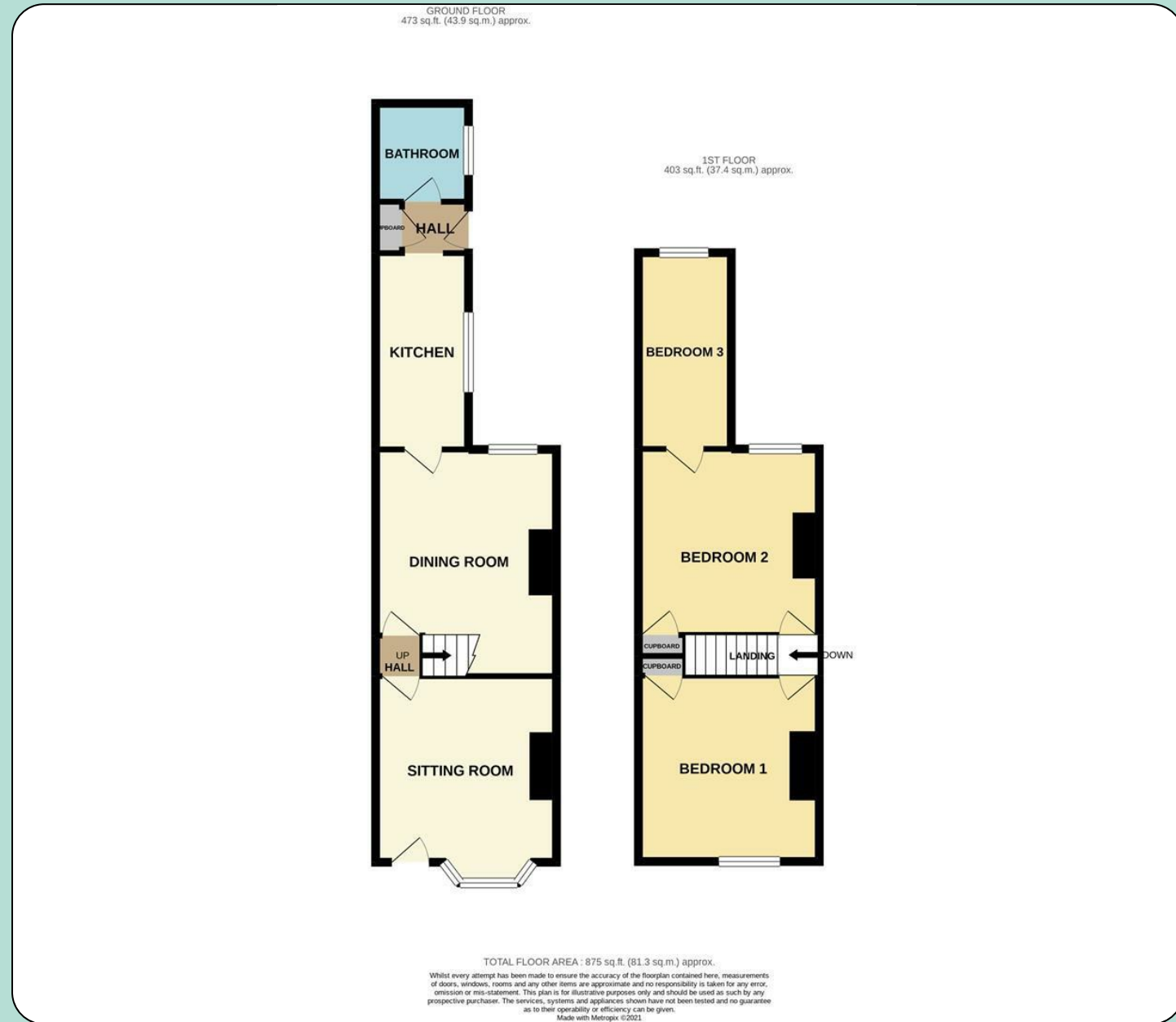


Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£875 Per
 Per Calendar Month



Wollaston Road Lowestoft, NR32 2PE

- Bay fronted family home
- 3 Bedrooms
- Separate sitting room and dining room
- Ground floor bathroom
- Close to local amenities and the town centre
- West facing courtyard garden
- UPVC double glazing
- Modern kitchen
- EPC Rating: C72
- Great transport links nearby



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

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www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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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Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Sitting Room

3.8m x 3.7m
UPVC double glazed bay window and entrance door to front aspect, carpet flooring, radiator, feature mantle and door opening to hallway.



Hallway

Vinyl flooring, door opening to dining room and stairs leading to the first floor landing.

Dining Room

4.8m max x 3.7m
UPVC double glazed window to rear aspect, vinyl flooring, feature mantle, radiator and door opening to kitchen.



Kitchen

4.0m x 1.9m
UPVC double glazed window to side aspect, tile flooring, gas combi boiler, radiator, opening to rear lobby and units above and below, part tile walls, stainless steel sink with drainer & mixer tap, space for fridge freezer, electric oven and washing machine.

Rear Hall

UPVC double glazed door to side aspect opening to the garden, tile flooring, doors opening to storage cupboard and bathroom.

Bathroom

2.0m x 1.9m
UPVC double glazed obscure window to side aspect, tile flooring, part tile walls, toilet, pedestal wash basin, bath with handheld shower attachment, electric shower set above and a radiator.

Stairs to the First Floor Landing

Carpet flooring, loft hatch, door opening to bedrooms 1 and 2.

Bedroom 1

3.8m x 3.7m
UPVC double glazed window to front aspect, carpet flooring, radiator and door opening to storage cupboard.

Bedroom 2

3.9m x 3.7m
UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to storage cupboard and bedroom 3.

Bedroom 3

4.1m x 1.9m
UPVC double glazed window to rear aspect, carpet flooring and radiator.



Outside

To the front of the property a cast iron gate opening to a small paved courtyard within a level brick wall surround.

To the rear of the property a west facing paved courtyard with timber garden shed and timber gate opening to alley access, all within a brick wall surround.

APPLICATION PROCESS

APPLICATION: If you are interested in applying for this property after a viewing there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
- 3) Once references pass you will be asked to pay your security deposit.
- 4) Upon execution of your tenancy we will request your rent.

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

DEPOSIT: usually equivalent to 5 weeks' rent.

GUARANTOR: A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit. Your guarantor must have an income of 3x the monthly rent.

* Please contact Paul Hubbard Estate Agents for all enquiries.**

Agent note

0 deposit options available.

