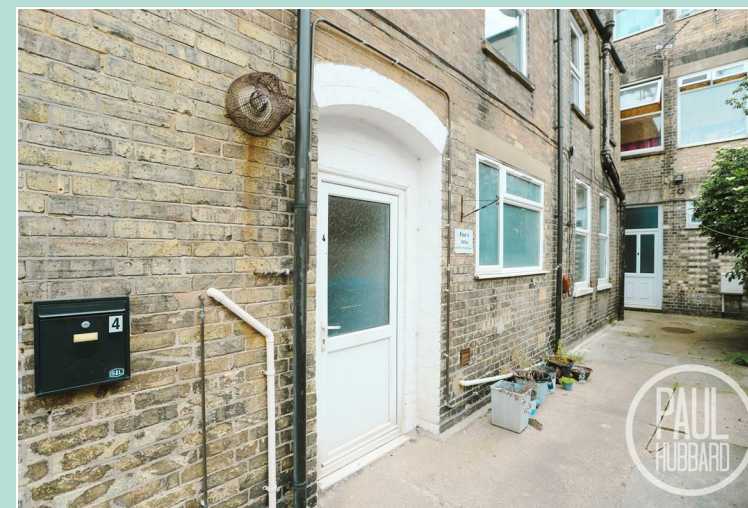
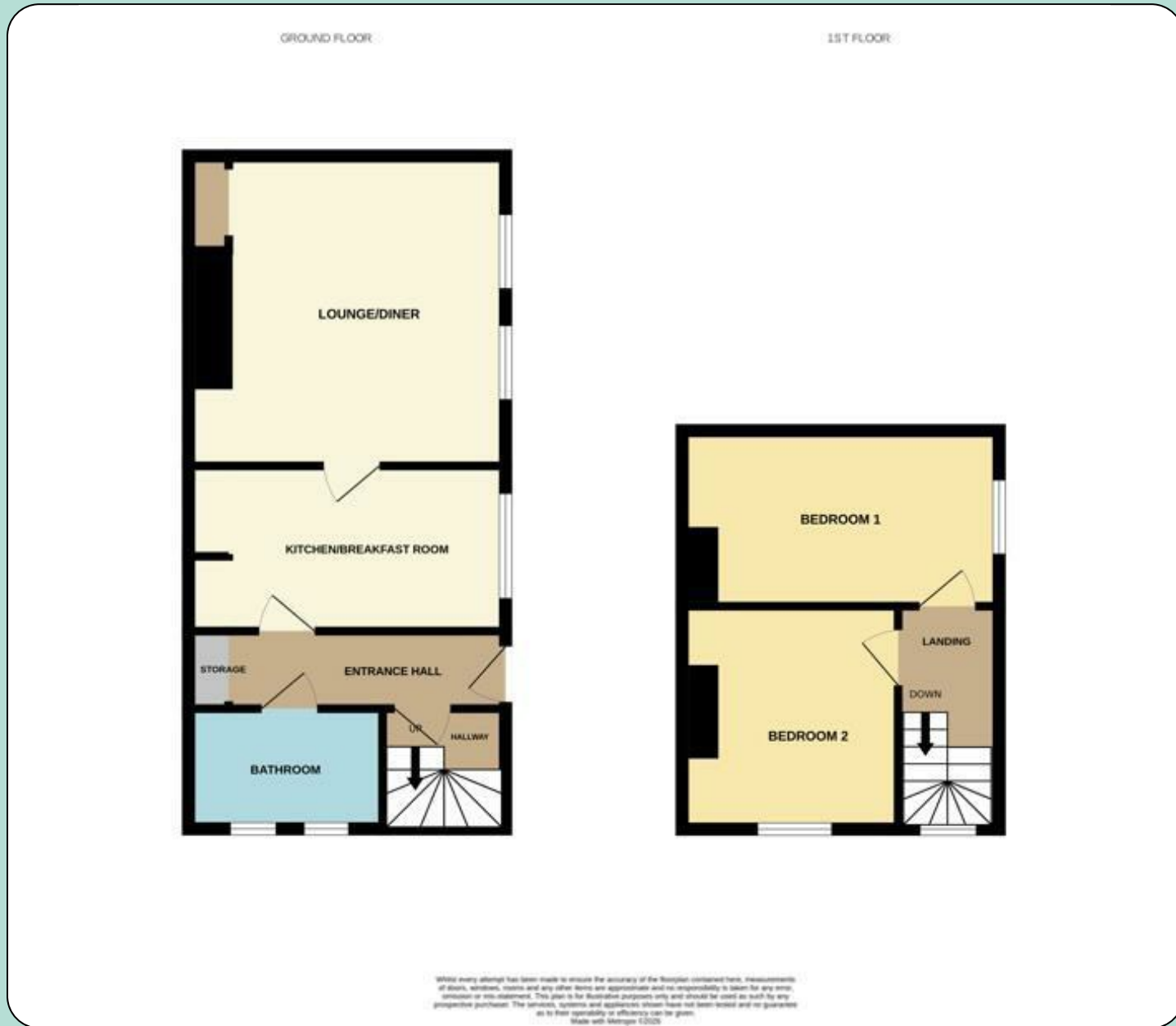


Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(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

£800 Per
Per Calendar Month



Rear of London Road South
Suffolk, NR33 0DX

- Maisonette apartment set over 2 floors
- Two double bedrooms
- Communal car park
- Private hallway entrance
- Newly fitted kitchen, carpets & redecoration throughout
- Ideal for public transport links
- Neutral décor throughout
- Kitchen/breakfast room
- Close to local amenities, shops & schools
- Prime spot for a quick walk to the beach



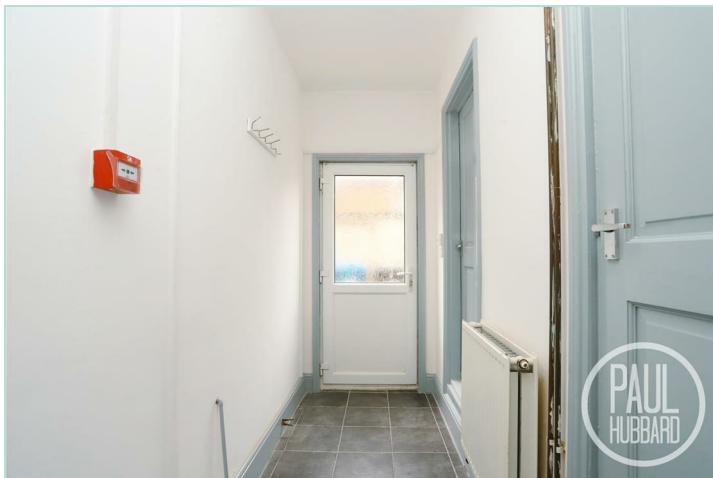
Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
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.

Entrance Hall

UPVC entrance door to the side aspect, tile flooring, radiator, an open storage cupboard perfect for coats & shoes, doors opening to stairs leading to first floor landing, the bathroom and kitchen.

Bathroom

2.6 x 1.8
x2 UPVC double glazed obscure windows to front aspect, tile flooring, radiator, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a shower head attachment and tile splash backs.

Kitchen/ Breakfast Room

4.4 x 2.3
A newly fitted kitchen featuring UPVC double glazed window to side aspect, tile flooring, units above and below, laminate work surfaces, breakfast bar with space for stools, inset stainless steel sink and drainer with mixer tap, space for an oven, washing machine & fridge freezer and a door opens into the lounge/ diner.

Lounge/ Diner

4.2 x 4.2
x2 UPVC double glazed windows to the side aspect, carpet flooring, radiator and a built-in open storage cupboard.

Stairs leading to the First Floor Landing

Carpet flooring, UPVC double glazed window to front aspect and doors opening to bedrooms 1-2.

Bedroom 1

4.6 x 2.4
UPVC double glazed window to side aspect, radiator, loft access and carpet flooring.

Bedroom 2

3.1 x 2.9
UPVC double glazed window to front aspect, radiator and carpet flooring.

Outside

The maisonette is accessed via the rear of the building and benefits from a rear car park (which is first come first serve with other residents in the building), convenient bin storage, a post box, and a private side entrance door.

Agent Note

The property benefits from off road parking - access to the maisonette is via the rear.

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.

