

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		88
(81-91) B		
(69-80) C	74	
(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



£850 Per
Per Calendar Month



Beccles Road

Carlton Colville, NR33 8HL

- Well presented mid terrace cottage
- 2 double bedrooms
- Modern kitchen & bathroom
- Newly fitted carpets
- South facing rear courtyard garden
- Neutral decor throughout
- UPVC double glazing
- Ready to move into
- Close to local amenities, shops & schools
- Great transport links



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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



Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

UPVC entrance door to the front aspect, fitted carpet, consumer unit, stairs leading to the first floor landing and a door opens into the sitting room.

Sitting Room

4.42 max x 3.53 max

Fitted carpet, UPVC double glazed window to the front aspect, feature fireplace, storage heater, under-stair storage cupboard and a door opens into the kitchen/diner.

Kitchen/ Diner

4.44 x 2.01

Vinyl flooring, UPVC double glazed window to the rear aspect, storage heater, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, spaces for an oven, washing machine & fridge-freezer and a doorway opening leads through to the rear lobby.

Rear Lobby

Fitted carpet, storage cupboard with double doors (housing the hot water boiler), a door opening to the bathroom and a UPVC door opening to the rear garden.

Bathroom

2.22 x 1.68

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, aqua board wall panels, toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and an electric shower set above.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

4.46 max x 3.55 max

Fitted carpet, storage heater and a UPVC double glazed window to the front aspect.

Bedroom 2

4.56 x 2.07

Fitted carpet, storage heater, loft access and x2 UPVC double glazed windows to the rear aspect.

Outside

To the front, a neatly maintained lawn garden is complemented by decorative plants and shrubs, with a paved pathway leading to the main entrance.

At the rear, a south-facing paved courtyard garden offers a private and low-maintenance outdoor space, fully enclosed by panel fencing and featuring gated access for convenience.

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

