

Tenure:  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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



£1,250 Per  
Per Calendar Month



## Denmark Road Lowestoft, NR32 2EN

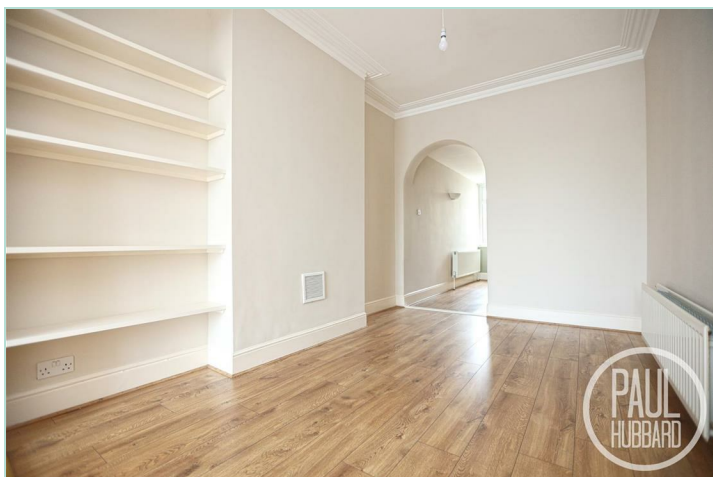
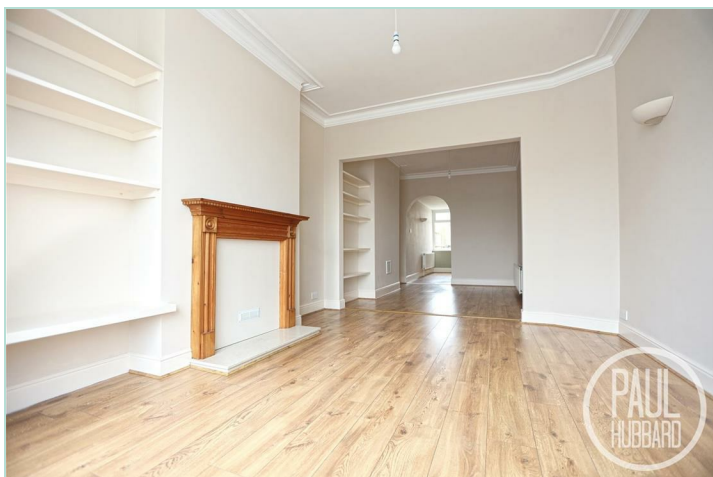
- Substantial period family home
- 5 bedrooms set over three floors
- Open plan living
- Modern kitchen/diner
- Ideal for public transport links
- Beautifully presented
- Close to town centre
- Spacious entrance hall
- Character features throughout
- Spacious bedrooms

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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

Timber door opening to front aspect, tiled flooring, radiator, stairs leading to first floor landing and doors opening into lounge and dining room. Doors opening into x2 storage cupboards

### Lounge

4.6 3.4

Bay UPVC double glazed window to front aspect, radiator, laminate flooring and fitted shelving. Opening to reception room

### Reception room

3.9 2.7

Laminate flooring, radiator, opening into kitchen/diner and door back to the entrance hall.

### Kitchen/diner

6.7 4.4

UPVC double glazed window to rear aspect, , laminate flooring and opening to sun room. Units above and below work surfaces with inset ceramic sink and drainer. Double gas oven with 5 ring gas hob and extractor fan. Spaces for double fridge freezer, washing machine and dishwasher.

### Sun room

2.9 1.8

UPVC double windows surround with sliding door opening to rear garden , radiator and tile flooring throughout.

### Stairs leading to first floor landing

Carpet flooring, x2 radiators, doors opening to bathroom, WC, bedrooms 1-3 and stairs leading to second floor landing

### WC

2.0 0.9

UPVC double glazed window to side aspect, solid wood flooring, part tile walls, toilet and vanity sink.

### Bathroom

2.8 2.0

UPVC double glazed window to side aspect, tile flooring, part tile walls, vanity sink, panelled bath, heated towel rail and separate mains fed shower in glass cubicle.

### Bedroom 1

4.6 4.4

Bay UPVC double glazed window to front aspect, solid wood flooring, radiator and door opening to en suite.

### En suite

2.4 1.3

UPVC double glazed window to the front aspect, solid wood flooring, toilet, part tile walls, heated towel rail, vanity sink and electric shower in glass cubicle.

### Bedroom 2

3.9 2.7

UPVC double glazed window to rear aspect, radiator and solid wood flooring.

### Bedroom 3

3.0 2.9

UPVC double glazed window to side aspect, radiator and carpet flooring.

### Stairs leading to second floor landing

Carpet and solid wood flooring, hatch to eaves storage and doors opening to bedroom 4 and bedroom5/ study.

### Bedroom 4

8.1 4.4

UPVC double glazed dormer window to front aspect, solid wood flooring , radiator, loft hatch, hatches to eaves storage and door opening to en suite.

### En suite

2.8 2.4

UPVC double glazed window to rear aspect, solid wood flooring, radiator, toilet, heated towel rail, vanity sink and electric shower in glass cubicle

### Bedroom 5/study

3.5 2.0

UPVC double glazed window to rear aspect, radiator and solid wood flooring.

### Outside

To the front of the property a level cast iron gate opens to a concrete pathway to a small shingle garden and steps to the main entrance door.

To the rear is a paved seating area with laid lawn garden and raised flower borders with gated access opening to side aspect.

### Agent Note

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!

\*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. Edit | Delete

