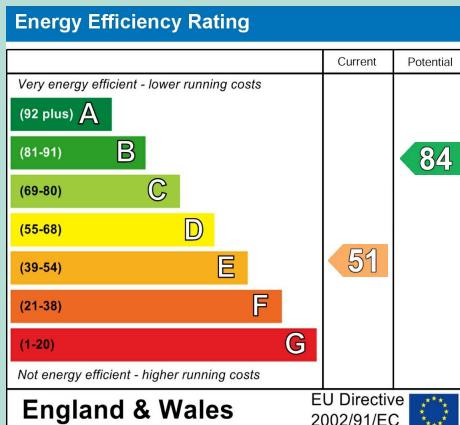


Council Tax Band: A
EPC Rating: E
Local Authority: East Suffolk Council



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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.



Albany Road Lowestoft, NR32 1JR

- Mid terrace home
- 3 bedrooms
- Fully renovated to a high standard throughout
- Ready to move into
- Brand new kitchen
- Brand new gas combi boiler
- Close to local amenities, shops & schools
- Great transport links nearby
- Located moments from the high street
- Fully enclosed rear garden

**PAUL
HUBBARD**



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Sitting Room

3.30 x 3.17

UPVC double glazed entrance door & window to the front aspect, LVT flooring, cupboard housing the gas meter & consumer unit, vertical radiator, electric fireplace with decorative surround and an opening leads through to and under-stair storage cupboard & then the dining room.

Dining Room

3.34 x 3.17

LVT flooring, UPVC double glazed window to the rear aspect, radiator, electric fireplace with decorative surround, an opening leads through to the stairs and another to the kitchen.

Kitchen

2.57 x 1.79

LVT flooring, UPVC double glazed window to the side aspect, spotlights, soft close units above & below (one which houses the gas combi boiler), pull out bins, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, induction hob & extractor hood, space for a fridge-freezer and an opening leads through to the utility room.

Rear Lobby/ Utility Cupboard

LVT flooring, laminate work surface, space for a washing machine, fitted shelving, a door opens to the bathroom and a UPVC door opens out to the rear garden.

Bathroom

1.71 x 1.68

LVT flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, aqua board wall panels, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & a handheld shower attachment.

Bedroom 1

3.20 x 3.33

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

Bedroom 2

3.34 x 3.17

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into bedroom 3.

Bedroom 3

3.44 x 1.78

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside

Low-maintenance rear garden featuring a paved courtyard with an outdoor tap and space for a table and chairs, fully enclosed by brick walls with gated rear access.

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.

