

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

£850 Per Month



**Eastern Way**  
 Suffolk, NR32 2HE

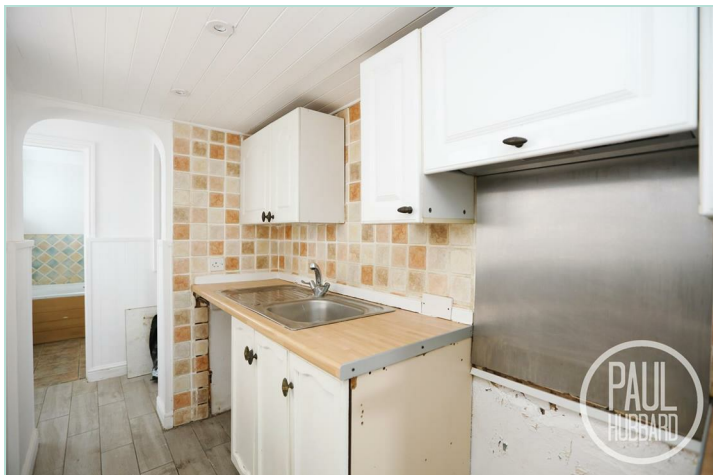
- Mid terrace home, situated on a cul de sac
- 3 separate bedrooms
- Off road parking to the rear
- Separate sitting room and dining room
- Walking distance to local amenities
- Fully enclosed rear garden
- Close to public transport links
- UPVC double glazed throughout
- Gas central heating
- EPC Rating: D61

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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Plans with Measure 11/02/20





### 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

3.1 x 3.0

UPVC double glazed window and entrance door to front aspect, carpet flooring, radiator, stairs leading to first floor landing, opening leading to dining room with doors opening to under stairs storage cupboard.

### Dining Room

3.1 x 3.0

UPVC double glazed window to rear aspect, carpet flooring, radiator, opening to the kitchen.

### Kitchen

2.6 x 1.6

UPVC double glazed window to side aspect, tile flooring, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for electric oven and washing machine. Opening to rear lobby.

### Rear Lobby

UPVC double glazed door to side aspect opening into the garden, tile flooring, space for appliance and an opening to the bathroom.

### Bathroom

2.0 x 1.7

UPVC double glazed window to side aspect, tile flooring, part tile walls, vanity unit with inset hand wash basin, toilet, radiator and a bathtub with an electric shower set above.

### Stairs to the First Floor Landing

Carpet flooring, doors opening to bedrooms 1 and 2.

### Bedroom 1

3.1 x 3.0

UPVC double glazed window to front aspect, carpet flooring, radiator, opening to built in cupboard.

### Bedroom 2

3.1 x 3.0

UPVC double glazed window to rear aspect, carpet flooring, radiator, opening to bedroom 3/dressing room.

### Bedroom 3/ Dressing Room

2.7 x 1.6

A step down leads to a UPVC double glazed window to rear aspect, carpet flooring, radiator, door opening to cupboard housing a gas combi boiler.

### Outside

To the front of the property a level gate opens to an easily maintained pebbled front garden with patio pathway which leads to the main entrance door.

To the rear of the property a concrete courtyard with shingle and patio area which leads up to a fully enclosed laid lawn garden with timber garden shed, mature tree and patio pathway which leads up to a timber gate opening to an off road parking space.

### Application Process

If you are interested in applying for this property there is a simple process

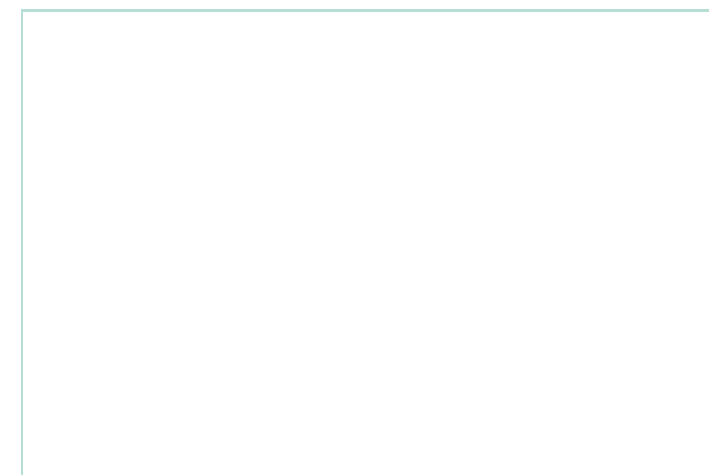
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

### 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.