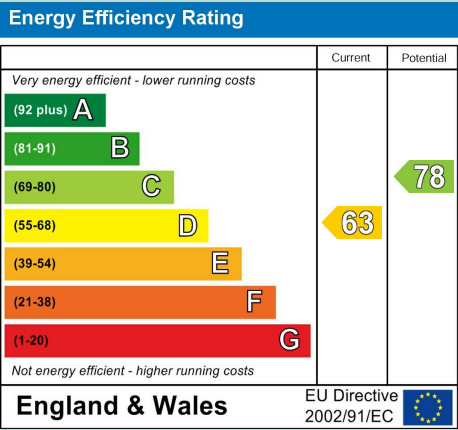
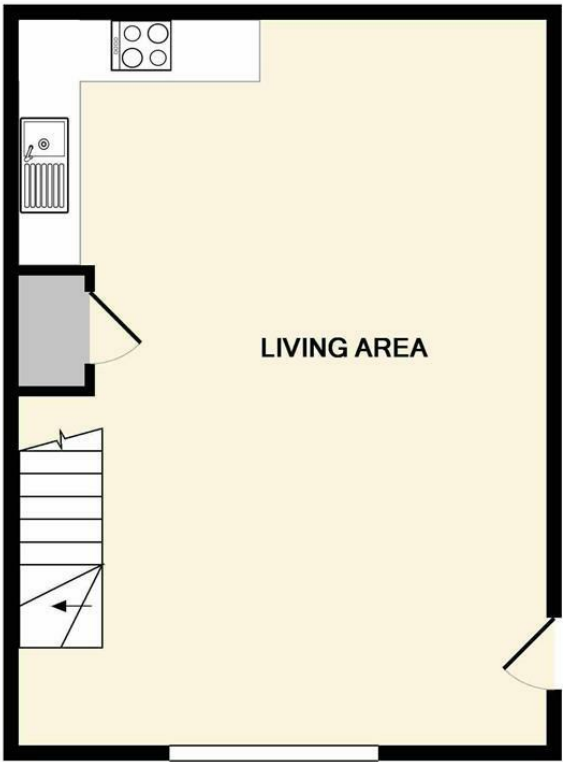


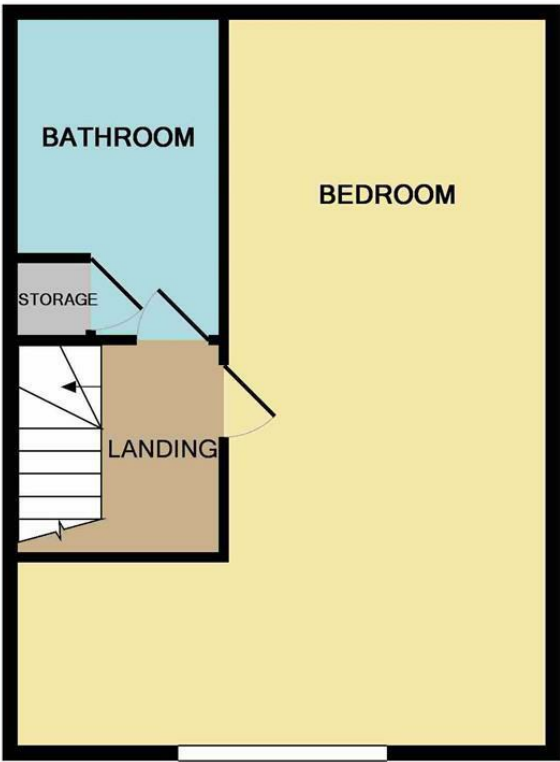
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



£625  
Per Calendar Month

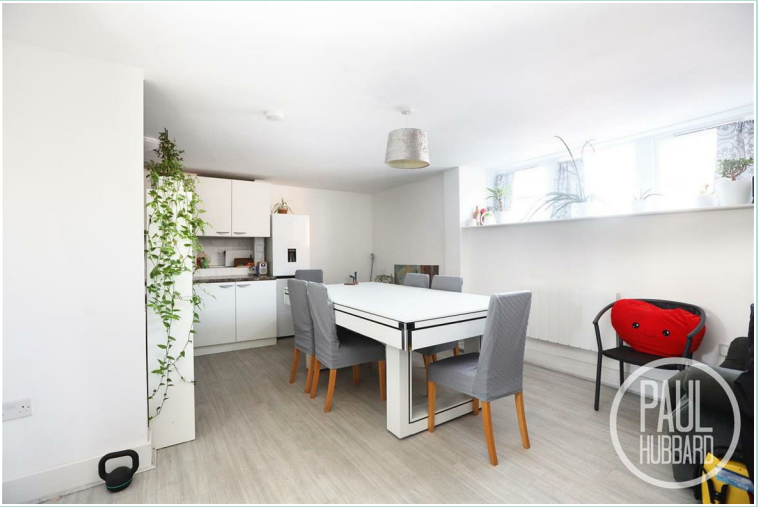


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



## Stanley Street Lowestoft, NR32 2DY

- Stunning historic maisonette conversion
- Stunning mix of modern and original features
- Bright and spacious property
- Open plan layout
- Floor to ceiling window
- Ready to move into
- Within walking distance to the town centre
- Ideal for public transport links
- Modern kitchen and bathroom
- UPVC double glazing



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

e - info@paulhubbardonline.com

t - 01502 531218





### LOUNGE

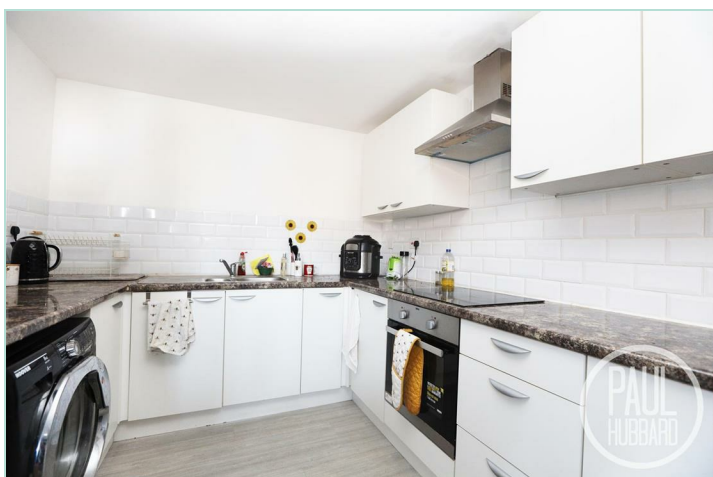
17'5" x 9'2"

Front door opens into lounge, UPVC double glaze window to side aspect, laminate flooring, electric radiator, door leading to under stairs storage cupboard, open plan layout leads into kitchen.

### KITCHEN

17'5" x 8'2"

Laminate flooring, units above and below work surfaces with inset stainless-steel sink and drainer, built in oven and extractor fan, space for fridge freezer and washing machine.



### STAIRS LEADING TO FIRST FLOOR LANDING

Doors open to bathroom and bedroom.

### BATHROOM

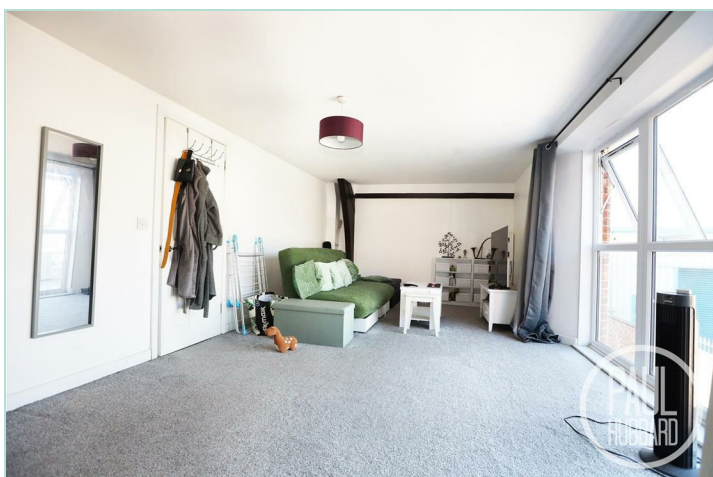
8'10" x 6'3"

Vinyl flooring, toilet, pedestal wash basin, panelled bath with shower, door opens to airing cupboard.

### BEDROOM

23'11" x 17'9"

UPVC double glazed window to side aspect & carpet flooring.



### 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.

