




Tenure:
Council Tax Band: B
EPC Rating: C
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



17 SOMERTON AVENUE
TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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£950 Per
Per Calendar Month



Somerton Avenue Suffolk, NR32 4EY

- Three bedrooms
- West Facing lawn garden
- UPVC double glazing throughout
- Sizeable, open plan lounge/diner
- Popular Location
- Gas central heating
- Ground floor bathroom
- Modern decor throughout
- Close to local shops and amenities
- EPC Rating: C72



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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 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 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.

Summary

Charming Three-Bedroom Terrace Home in North Lowestoft. Nestled on a tree-lined road in North Lowestoft, this lovely three-bedroom terrace home is well presented throughout and offers comfortable living situated close to local amenities. The property features a sunny west-facing garden, sizeable open plan lounge/diner, modern kitchen and bathroom.

Entrance hall

UPVC double glazed front door, wooden flooring, under stairs storage cupboard and door to the lounge/diner.

Lounge/Diner

7.3 x 3.3

UPVC double glazed window to front and rear, newly fitted LVT flooring, x2 radiators, carpeted stairs rising to the first floor and door opening to the kitchen.

Kitchen

2.6 x 2.6

UPVC double glazed window to side and door opening into the rear garden, newly fitted LVT flooring, a radiator, wall mounted gas boiler, fitted units above and below laminate work surfaces, space for a washing machine, stainless steel sink and drainer, integral oven, grill, fridge.freezer, induction hob and extractor fan.

Bathroom

2.2 x 1.7

UPVC double glazed window to side, industrial vinyl flooring, a radiator, pedestal hand wash basin, toilet and panel bath with electric shower above.

Stairs leading to the first floor landing

Carpet flooring, doors opening to bedrooms 1,2 & 3.

Bedroom 1

3.6 x 3.4

UPVC double glazed window to rear, a radiator, carpet flooring and door opening to a cupboard housing the water tank.

Bedroom 2

3.8 x 2.7

UPVC double glazed window to front, a radiator and carpet flooring

Bedroom 3

2.9 x 1.5

UPVC double glazed window to front, a radiator and carpet flooring.

Conservatory

2.9 x 2.5

UPVC double glazed surround and French doors to rear, vinyl flooring.

Outside

To the front there is a small enclosed, easily maintained shingle garden area with concrete walkway leading to the front door.

To the rear there is a beautiful west facing lawn garden with gated access to the rear, timber shed and door to conservatory

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.

Disclaimer



Please note that some of the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.