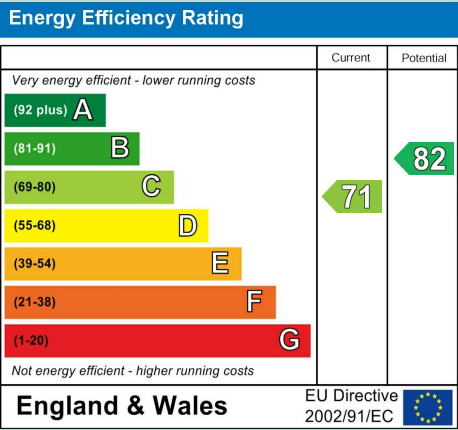


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



£850 Per
Per Calendar Month



Kimberley Road

Lowestoft, NR33 0UB

- Well presented mid terrace home
- 3 bedrooms
- UPVC double glazing
- Gas central heating with combi boiler
- Brand new carpets fitted & freshly decorated throughout
- South facing rear garden
- Ample on road parking space both at the front & rear
- Close to local amenities, shops & schools
- Great transport links nearby
- EPC: C71



Paul Hubbard Estate Agents
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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

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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

3.57 x 3.40

Entrance door to the front aspect, fitted carpet, radiator, UPVC double glazed window to the front aspect, recessed chimney breast and a doorway opening leads through to the stairs & then a door to the dining room.

Dining Room

3.57 x 3.39

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a doorway opening leads through to the kitchen.

Kitchen

2.74 x 1.98

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven & gas hob, space for a fridge-freezer & washing machine, gas combi boiler and a doorway opening leads to the rear lobby.

Rear Lobby

Tile flooring, a door opens to the bathroom, space for storage and a UPVC door opens to the rear garden.

Bathroom

2.35 x 1.68

Tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, tiled walls, extractor fan, toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a handheld shower attachment.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.56 x 3.39

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

Bedroom 2

3.56 x 3.38

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opens to bedroom 3.

Bedroom 3

2.71 x 2.02

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

Outside

A gated entrance opens onto a paved frontage, fully enclosed by a brick wall surround, leading directly to the main entrance door at the front of the property.

Enjoy a south-facing, low-maintenance paved garden offering ample space for outdoor dining and relaxation. Features include a dedicated planting bed ready for personalisation, a large timber storage shed with double doors, and full enclosure by a panel-fenced surround 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. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.