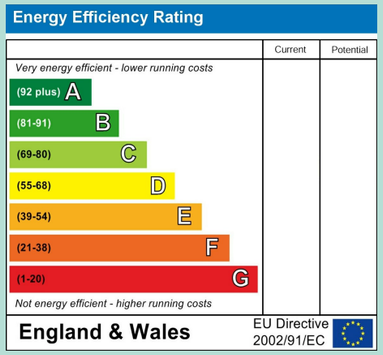
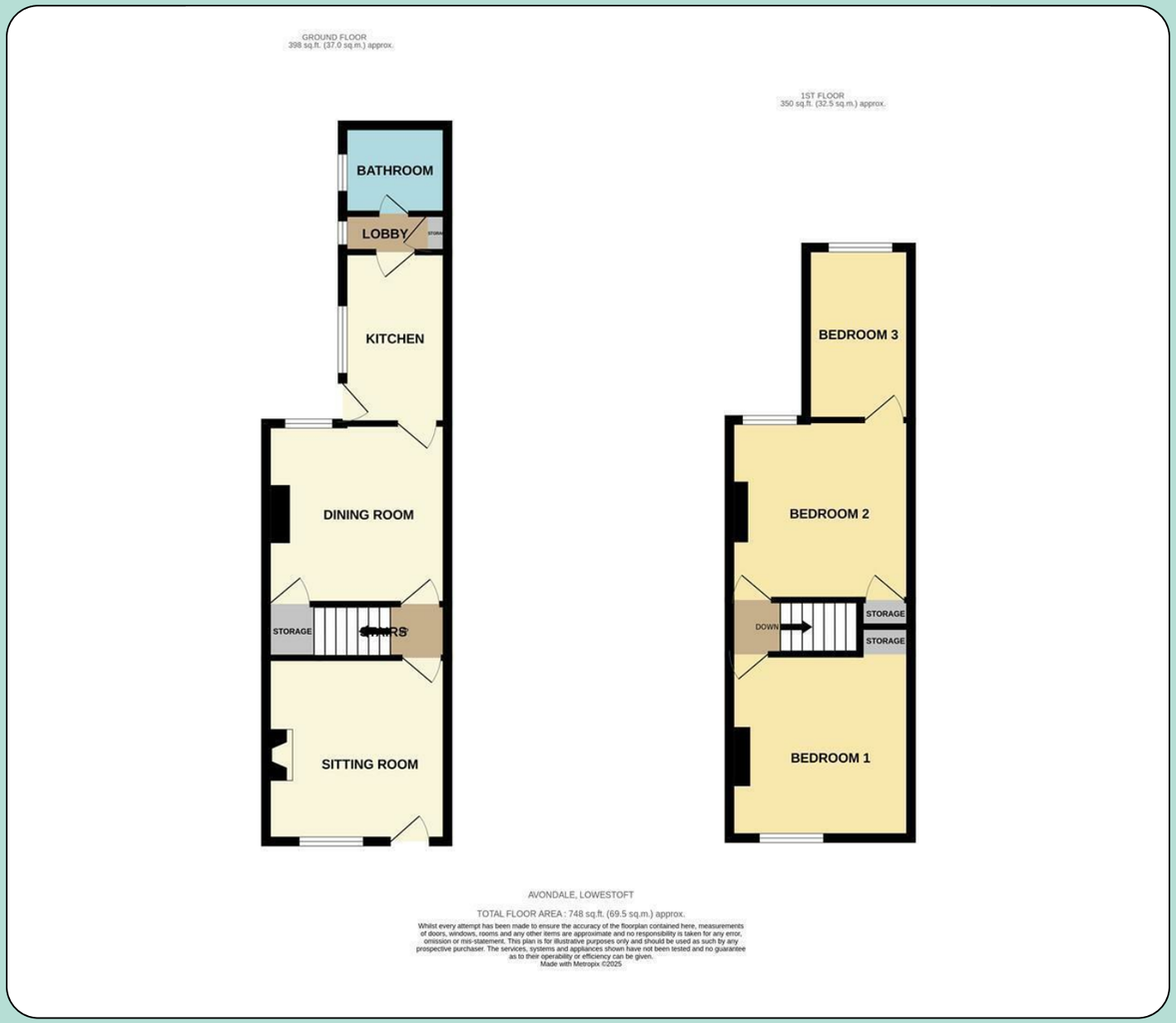
Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council





Avondale Road

Suffolk, NR32 2HU

- Three-bedroom mid-terraced home
- Separate sitting room and dining room
- Gas central heating
- Rear garden with patio
- UPVC double glazing throughout
- 2 Reception rooms
- Ground floor bathroom
- Built-in storage solutions
- Close to local shops, schools and amenities
- Call to arrange in person inspection

PAUL HUBBARD

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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 are 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 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
3.38m x 3.43m
UPVC double glazed window and door to the front aspect, carpet flooring throughout, a feature fireplace, stairs leading to the first floor landing and a door opening to the dining room.

Dining Room
3.38m x 3.35m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to a storage cupboard and the kitchen.

Kitchen
3.15m x 1.95m
UPVC double glazed window to the side aspect, tiled flooring throughout, units above and below, stainless steel sink with drainer, spaces for an oven, washing machine and fridge/ freezer, wall mounted gas boiler, a radiator and doors opening to the rear lobby and to the garden.

Rear Lobby
1.36m x 0.73m
UPVC double glazed obscure window to the side aspect, tiled flooring throughout, space for a freezer and doors opening to a storage cupboard and the bathroom.

Bathroom
1.93m x 1.62m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, bath with overhead shower and a radiator.

Stairs leading to the First Floor Landing
Carpet flooring throughout, loft hatch and doors opening to bedrooms 1 and 2.

Bedroom 1
3.40m x 3.38m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and an opening into a storage cupboard.

Bedroom 2
3.41m x 3.38m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to a storage cupboard and to bedroom 3.

Bedroom 3
3.08m x 1.98m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Outside
Gated access at the front opens onto an enclosed frontage with a pathway leading to the main entrance door.

To the rear is a fully enclosed garden featuring a patio area bordered by mature plants and shrubs. The garden further benefits from a timber storage shed and convenient 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.