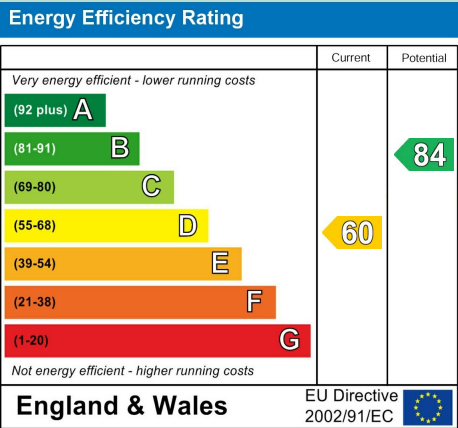


Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council



£700
Per Calendar Month



Florence Terrace , NR33 0PJ

- Recently redecorated
- Well presented throughout
- 3 Bedrooms
- Close to local amenities
- Walking distance to the beach
- Local transport links close by
- Private rear courtyard
- Separate sitting room and dining room
- Available from 25/07/2025
- Viewings Friday 11th July - appointment only



Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
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NR33 0BB

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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



SITTING ROOM

3.5 x 3.2

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

DINING ROOM

3.5 x 3.1

UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to under stairs storage cupboard and kitchen.

KITCHEN

2.2 x 1.7

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, units above and below, stainless steel sink with drainer, integrated oven, hob, space for fridge freezer, gas combi boiler, opening to rear lobby.

REAR LOBBY

1.8 x 0.7

UPVC double glazed door to side aspect opening to the courtyard, vinyl flooring, space for washing machine, door opening to bathroom.

BATHROOM

2.0 x 1.7

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, toilet, pedestal wash basin, radiator, bath with mains fed power shower above.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, doors opening to bedrooms 1 and 2.

BEDROOM 1

3.5 x 3.1

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

BEDROOM 2

3.5 x 3.1

UPVC double glazed window to rear aspect, carpet flooring, feature fireplace, radiator, door opening to bedroom 3.

BEDROOM 3

2.1 x 1.7

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

OUTSIDE

To the front of the property a small paved garden with shingle border leading up to the main entrance door. To the rear of the property a paved courtyard with timber gate opening to alleyway access, all within a brick and timber fence surround.

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.

APPLICATION PROCESS

Once you have viewed the property please follow the link below to submit your application:

<https://goodlord.wufoo.com/forms/zy2m9ck0in1ovv/?Field500=Lynsey+Day&Field502=Paul+Hubbard+Estate+id%2F>

