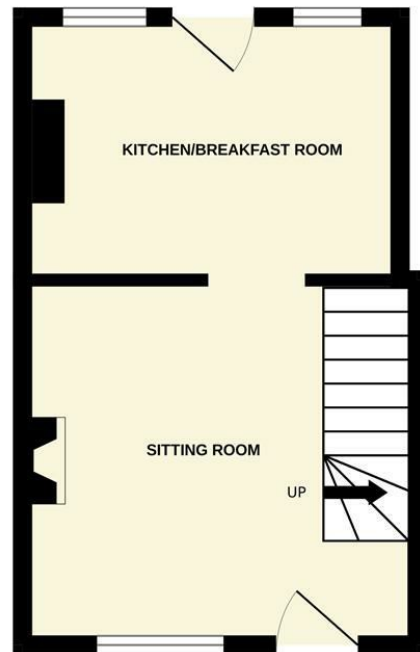


Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>96</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>74</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

GROUND FLOOR



1ST FLOOR



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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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



£750 Per  
Per Calendar Month



## Clement Square Kirkley, NR33 0LT

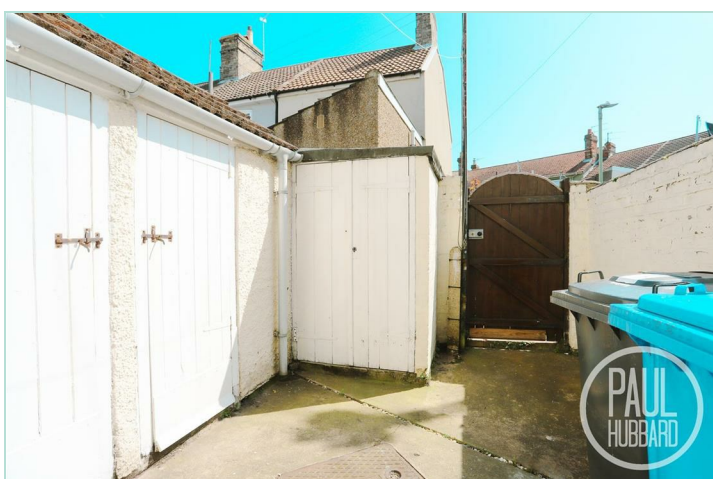
- 2 separate bedrooms
- Close to local shops & amenities
- Neutral decor throughout
- Gas central heating
- Modern kitchen
- South facing rear courtyard
- Outdoor storage with power
- Double glazing throughout
- Ready to move into
- EPC C74

**PAUL  
HUBBARD**

e - info@paulhubbardonline.com

t - 01502 531218





### 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 breathtaking 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

3.66 x 3.33

UPVC entrance door opens into the sitting room. The sitting room consists of fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace, a cupboard housing the fuse board, stairs leading up to the first floor landing and an opening leads through to the kitchen/breakfast room.

### Kitchen/ Breakfast Room

3.59 x 2.43

Tile flooring, x2 UPVC double glazed windows to the rear aspect, radiator, spot lights, tile splash backs, units above & below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven, gas hob & extractor hood and a door opens to the rear courtyard.

### Stairs leading to the First Floor Landing

3.7 x 2.5

Fitted carpet and doors opening to bedrooms 1-2 and the family bathroom.

### Bedroom 1

3.34 x 2.78

Fitted carpet, UPVC double glazed window to the front aspect, loft access, radiator, a door opens to a built in storage cupboard with fitted carpet, a rail and a UPVC double glazed obscure window to the front aspect.

### Bedroom 2

2.43 x 1.99

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

### Bathroom

1.58 x 1.50

Laminate flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, heated towel rail, suite comprising of a toilet, wall mounted wash basin with hot & cold taps and a panelled bath, a mixer tap with a handheld shower attachment.

### Outside

2.6 x 2.5

At the rear the property benefits from a south facing paved courtyard with x3 storage cupboards housing the gas boiler, a toilet & wash basin with hot & cold taps and ample space for storage. Gated access is offered to the rear.

### 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.

