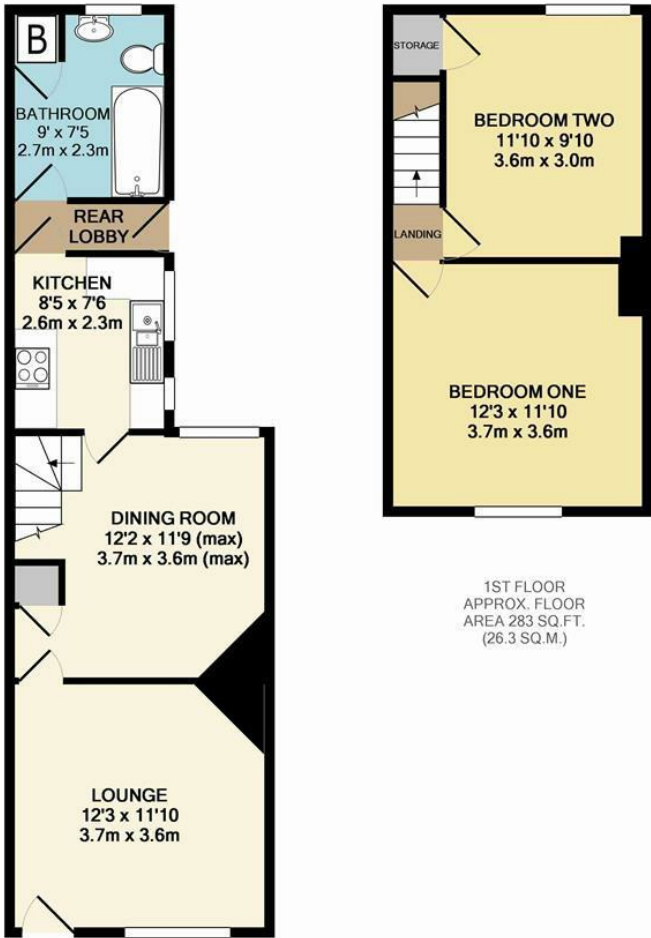


Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council

www.paulhubbardonline.com

£850 Per  
Per Calendar Month



GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

70 SOMERTON AVENUE  
TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)



## Somerton Avenue Suffolk, NR32 4EZ

- Beautifully presented
- 2 Double bedrooms
- Close to amenities
- Great school catchment area
- EPC rating D67
- Separate sitting room and dining room
- Gas central heating
- Double glazing throughout
- Newly fitted carpet
- Private rear garden

e - info@paulhubbardonline.com

t - 01502 531218



Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
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 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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### LIVING ROOM

11'9" x 12'2"

UPVC double glazed window to front aspect. Entry door, GCH, newly laid carpet and a feature fire place.

### DINING ROOM

12'2" x 11'8"

UPVC double glazed window to rear aspect, newly laid carpet, GCH, cupboard under stairs and stairs leading onto the first floor landing.

### KITCHEN

8'4" x 7'6"

Two UPVC double glazed window to side aspect. A range of wall and base units with laminate work top over, space is provided for oven with extractor fan over head, fridge/freezer and washing machine. Stainless steel bowl 1/2 sink with drainer, tiled flooring and GCH.

### REAR LOBBY

Featuring access to rear garden via a UPVC door and GCH.

### BATHROOM

8'11" m x 7'3"

Opaque double glazed window to rear aspect. White bathroom suite comprising of a bath with mains fed shower over head, low level WC, pedestal wash hand basin, handy mirror fronted corner cabinet and GCH. A convenient cupboard also houses the combi boiler.

### BEDROOM ONE

12'2" x 11'9"

UPVC double glazed window to front aspect. Carpeted floor, GCH and internet point.

### BEDROOM TWO

11'9" x 9'7"

UPVC double glazed window to rear aspect, carpeted floor, GCH and built in cupboard with ample storage.

### REAR GARDEN

Concrete path leads up to a lawn area, decked seating area to the rear of the garden and gate opening to shared alley.

### 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.

