

Tenure:  
Council Tax Band: B  
EPC Rating: D  
Local Authority: Waveney District Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 65      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

NEWLANDS CLOSE  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
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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£1,050 Per  
Per Calendar Month



## Newlands Close

Lowestoft, NR33 7EY

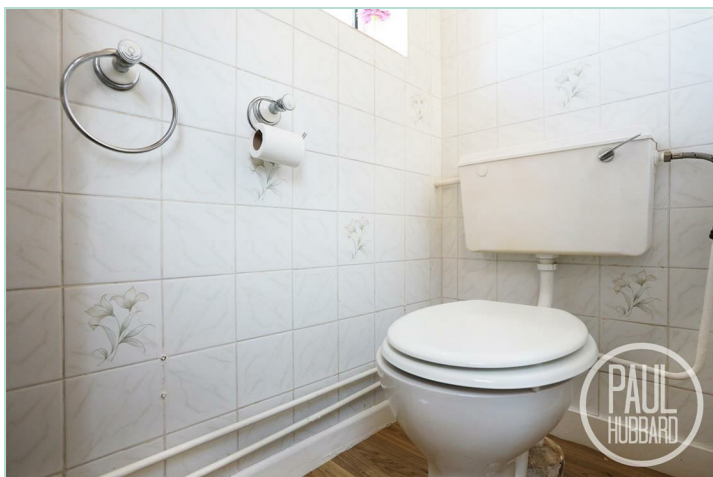
- Two-bedroom semi-detached bungalow
- Spacious sitting room and conservatory
- Convenient and accessible layout
- Off-road parking and garage
- New flooring throughout
- UPVC double glazing throughout
- Wet room and separate cloakroom
- Newly decorated throughout
- Close to local amenities
- Register your interest now



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### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance hall

Laminate flooring throughout, a radiator, loft hatch and doors opening to the kitchen, sitting room, an airing cupboard and bedrooms 1-2.

### Bedroom 1

UPVC double glazed windows to the front aspect, carpet flooring throughout, a radiator, built in dresser and wardrobes.

### Bedroom 2

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, built in dresser and wardrobe.

### Sitting room

UPVC double glazed French doors leading through to the conservatory, carpet flooring throughout, a radiator and a feature fireplace.

### Conservatory

UPVC double glazed French doors to the side aspect, windows surround, carpet flooring throughout and a radiator.

### Kitchen

UPVC double glazed windows to the rear and side aspect, vinyl flooring throughout, part tiled walls, composite sink with drainer, units above and below, integrated oven, hob and extractor fan, spaces for a washing machine and dishwasher, a radiator and doors opening to the shower room and rear lobby.

### Shower room

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, wet room shower, wall mounted wash basin and a radiator.

### Lobby

Vinyl flooring throughout, a radiator and doors opening to the cloakroom and rear garden.

### Cloakroom

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, tiled walls, wall mounted wash basin and a toilet.

### Outside

To the front, a spacious driveway offers ample off-road parking, with a pathway leading to the main entrance door. A decorative stone area adds character alongside a neatly laid lawn. Gated access leads to the garage, all enclosed by a sturdy brick surround for privacy and curb appeal.

To the rear, a well-maintained laid lawn is enclosed by a sturdy fence surround, providing privacy and security. A pathway meanders through the garden, leading to the garage, while an array of plants, trees, and shrubs add natural beauty and charm to the outdoor space.

### Garage

With up and over door.

### 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

