

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

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



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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



£700 Per
Per Calendar Month



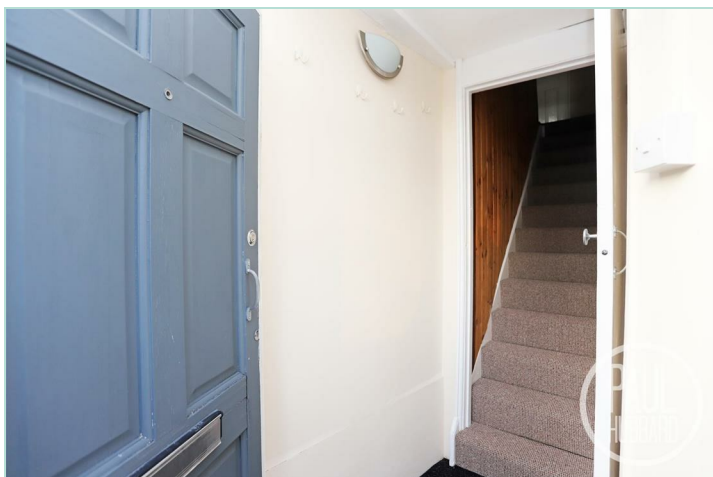
Carlton Road Kirkley, NR33 0RY

- First floor maisonette
- 2 double bedrooms
- Modern kitchen & bathroom
- Open-plan living space
- Neutral décor throughout
- Gas central heating
- UPVC double glazing
- Conveniently located for local shops & amenities
- Moments from an award winning beach
- Available now!



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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.

Entrance Hall

Timber entrance door to the front aspect, fitted carpet, consumer unit and a door opens to the stairs which lead up to the first floor.

Stairs leading to the first floor

Fitted carpet and leads up to the main living space.

Open-plan living space

The main living area features an open-plan design, seamlessly integrating the kitchen and living space for a cohesive and modern feel.

Lounge

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, built-in storage cupboard, a door opens to the shower room and an opening leads through to the bedrooms.

Kitchen

Vinyl flooring, UPVC double glazed window to the rear aspect, gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for an oven & washing machine and a built-in extractor hood.

Bedroom 1

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

Bedroom 2

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

Shower Room

Tiled floor & walls, extractor fan, suite comprises a toilet, wall-mounted wash basin with a mixer tap and an electric shower set into a cubicle enclosure.

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.

