

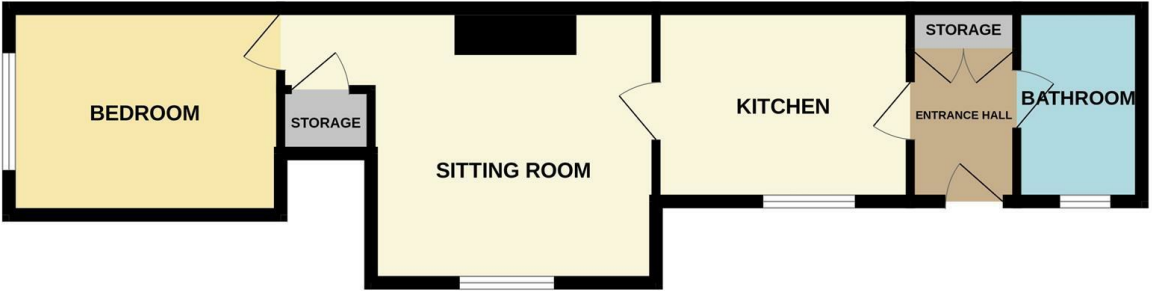
Tenure:
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk

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	

£650



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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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Stanley Street Lowestoft, NR32 2DZ

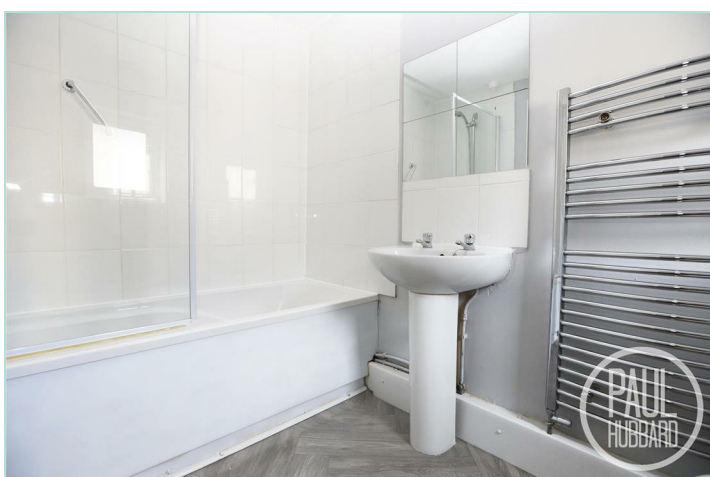
- Ground floor 1 bedroom flat
- Spacious sitting room
- Bathroom with three piece suite
- Gas central heating
- UPVC double glazing throughout
- Town centre location
- Built in storage cupboards
- Close to local shops, transport links and amenities



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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



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

2.09m x 1.40m

Entrance door to the front aspect, carpet flooring throughout, a radiator, doors opening to the kitchen, bathroom and a storage cupboard.

Bathroom

2.56m x 1.66m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, toilet, bath with overhead shower, heated towel rail and a storage cupboard.

Kitchen

3.37m x 2.70m

UPVC double glazed window to the front aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for a fridge/freezer, washing machine and dishwasher, wall mounted gas boiler, a radiator and a door opens to the sitting room.

Sitting room

3.76m x 3.68m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to the bedroom and a storage cupboard.

Bedroom

3.67m x 2.71m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a storage cupboard housing the electrics.

Outside

To the front a brick-edged path leading to the entrance, a central artificial laid lawn framed with brick surround, and a discreet paved area to the side for bin storage, with optional planting along the boundaries.

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 at least 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.

