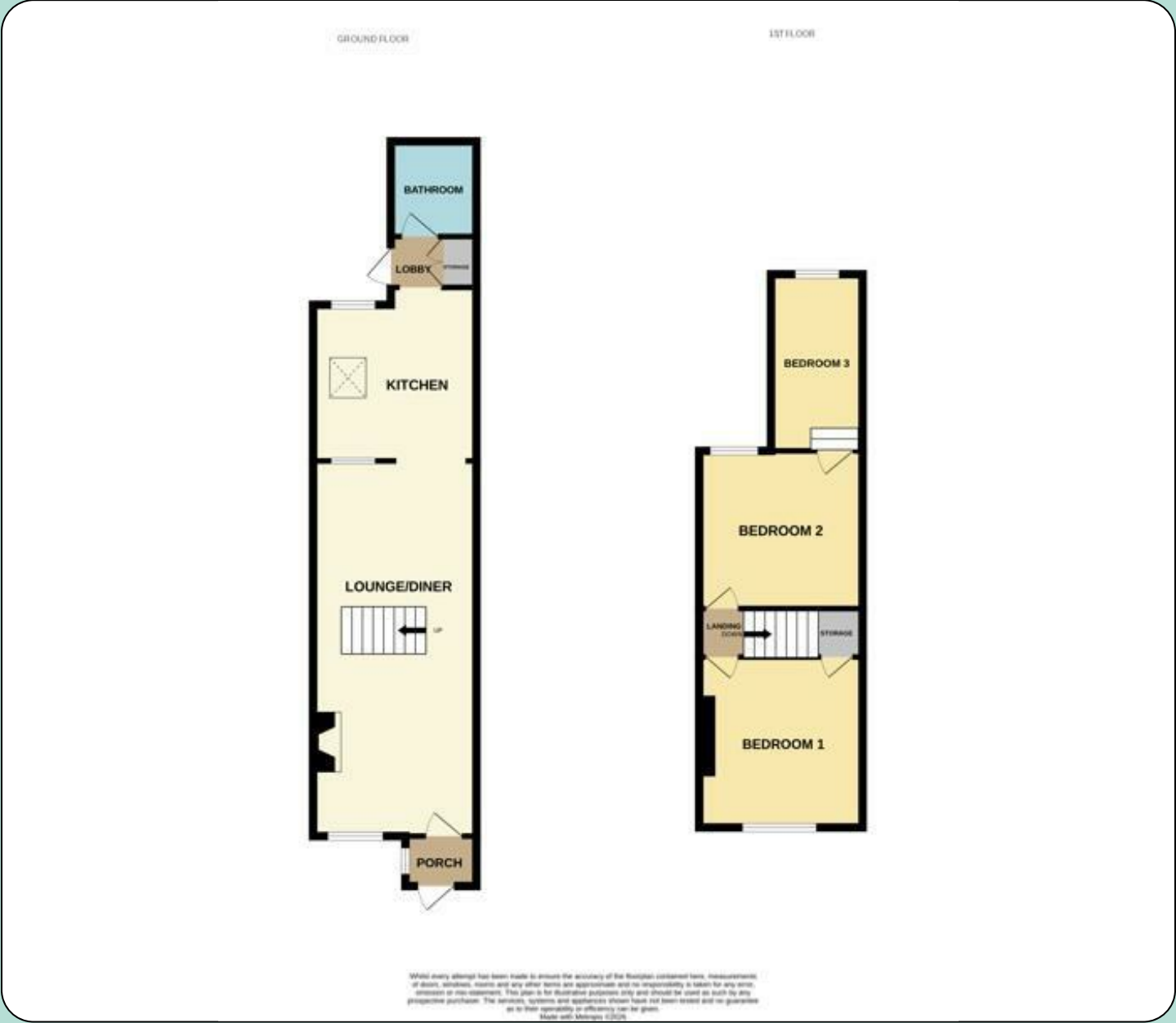


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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

£925 Per
Per Month



Southwell Road Suffolk, NR33 0RW

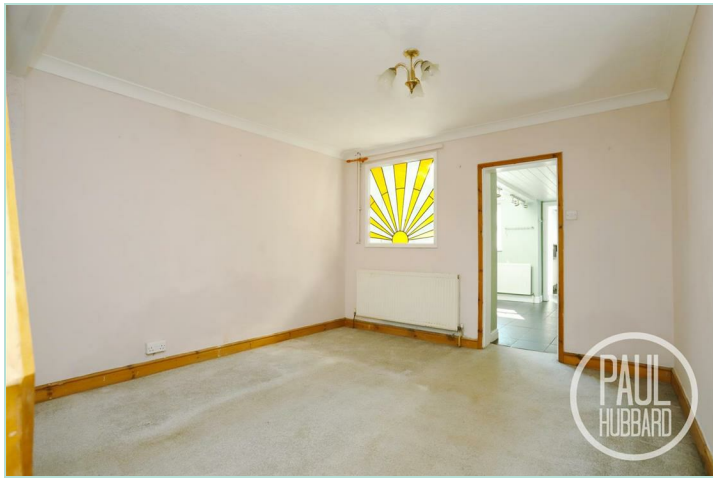
- Mid terrace family home
- Three bedrooms
- Open plan lounge/diner
- West facing rear courtyard garden
- Ground floor bathroom
- Great transport links near by
- Built in storage solutions
- EPC: C71
- Walking distance to stunning beach and kirkley high street
- Close to local amenities, shops and schools

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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01502 531218
info@paulhubbardonline.com

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 - Lowestoft

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.

Summary

A well-presented mid-terrace family home offering three bedrooms and a spacious open-plan lounge/diner, good-sized kitchen, ground-floor bathroom and useful built-in storage. Externally, the property benefits from low-maintenance front and west-facing rear gardens with gated access. Ideally located within walking distance of the beach and Kirkley High Street, with local shops, schools, amenities and excellent transport links nearby

Porch

1.19m x 0.79m

UPVC entrance to the front aspect, UPVC double glazed window to the side aspect, fitted carpet and door into lounge/ diner.

Lounge/Diner

7.92 x 3.40

UPVC double glazed window to the front, featured stained glass window to rear, x2 radiator, carpet flooring throughout, door into kitchen, stairs leading to 1st floor landing and open fireplace.

Kitchen

3.31 x 3.09

UPVC double glazed window to rear, velux window and tile flooring throughout, units above below, laminate work surfaces, stainless steel sink and drainer. A radiator, wall mounted gas combi boiler. Spaces for fridge freezer, cooker and washing machine.

Lobby

UPVC double glazed obscure glass door to the side aspect. Tiled flooring and a double door storage cupboard.

Bathroom

2.0 x 1.80

UPVC double glazed obscure window to the side aspect, laminate flooring, toilet, pedestal wash basin, panelled bath with mixer tap with electric shower above and a radiator.

First Floor Landing

Fitted carpet stairs leading to landing , loft access above and doors entering to Bedrooms.

Bedroom 1

3.40 x 3.40

UPVC double glazed window to the front aspect, fitted carpet, storage cupboard & radiator.

Bedroom 2

3.40 x 3.40

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

Bedroom 3

3.80 x 1.86

UPVC double glazed window the the rear aspect, steps leading down to bedroom, fitted carpet and a radiator.

Outside

To the rear is a low-maintenance, west-facing paved garden, fully enclosed by panel fencing. The garden benefits from an outdoor tap and gated rear access.

Gated access to the front leads to a low-maintenance paved frontage, with shingle borders and brick wall surrounds. The main entrance door is positioned to the front.

Lettings Note - Application Process

If you are interested in applying for this property after a viewing there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your holding deposit (equivalent to 1 weeks rent).
- 3) Once references pass you will be asked to pay your security deposit.
- 4) Upon execution of you tenancy we will request your rent.

AFFORDABILITY: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5 x the monthly rent (this can be a combined income if more than 1 tenant

DEPOSIT: usually equivalent to 5 weeks' rent.

GUARANTOR: A guarantor will be required if your earnings don't match affordability or you are lacking a previous landlord reference or if you have had bad credit.

Your guarantor must have an income of 3x the monthly rent.

* Please contact Paul Hubbard Estate Agents for all enquiries.**

Lettings Note - 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.

