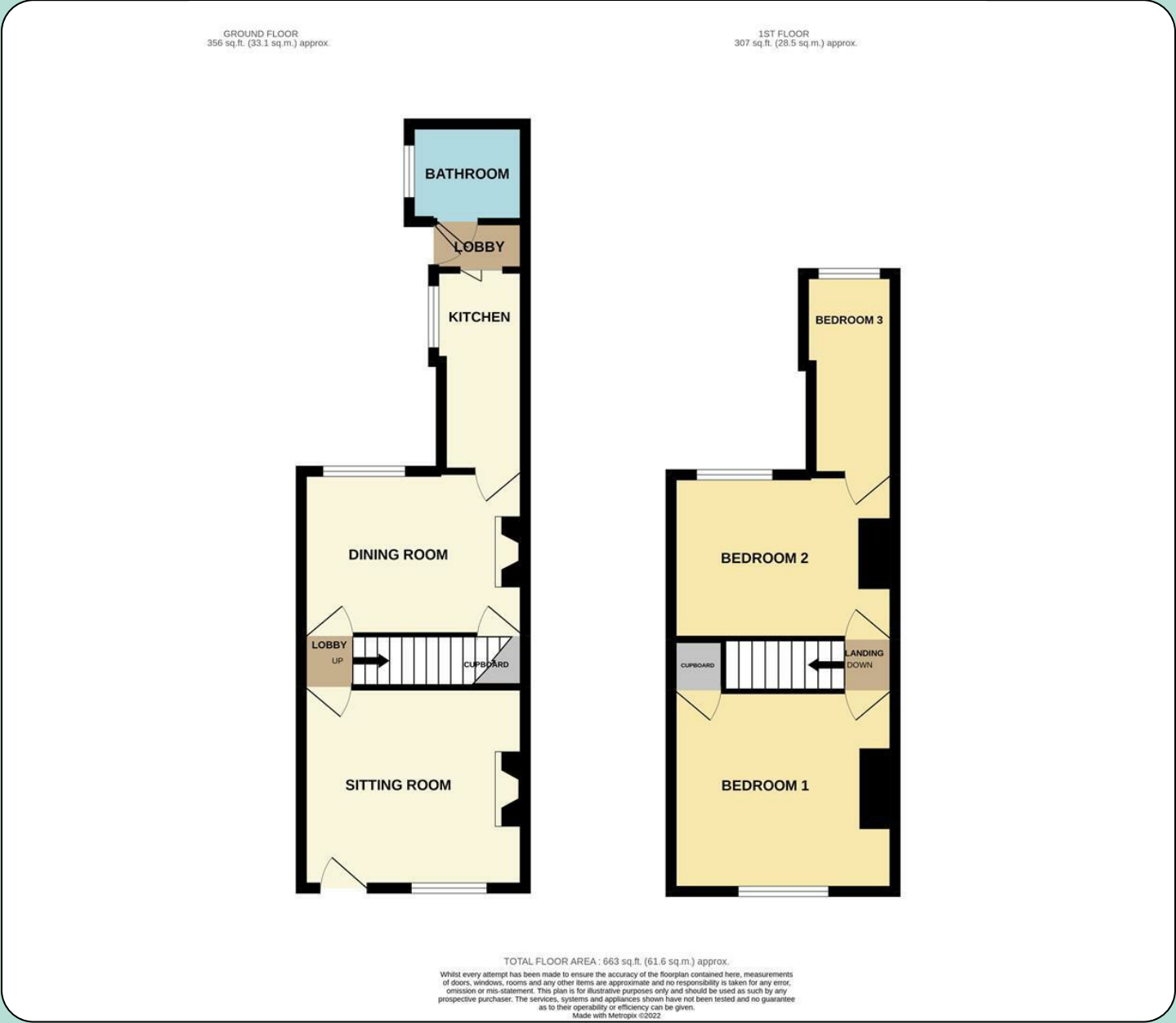
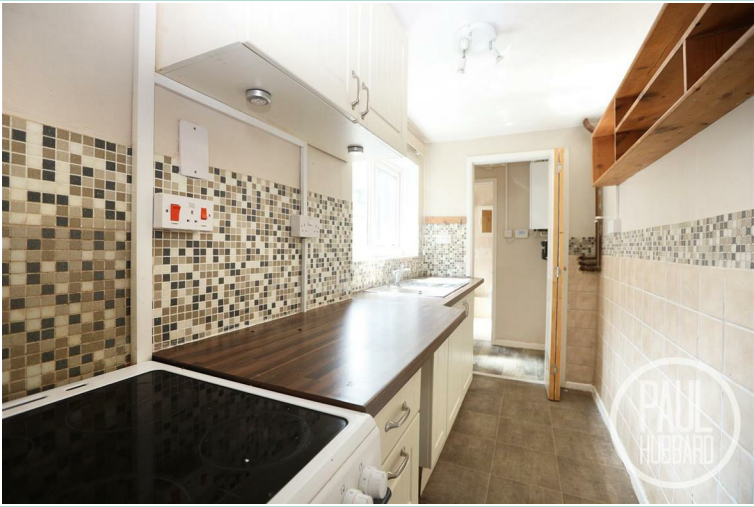


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£725 Per
Per Calendar Month



Whapload Road Lowestoft, NR32 1UL

- UPVC double glazing
- Walking distance to Sparrows Nest
- Modern bathroom and kitchen
- 3 Bedrooms
- EPC C69
- AVAILABLE NOW!
- Gas central heating
- Rear courtyard
- Close to local amenities
- Ideal for public transport links



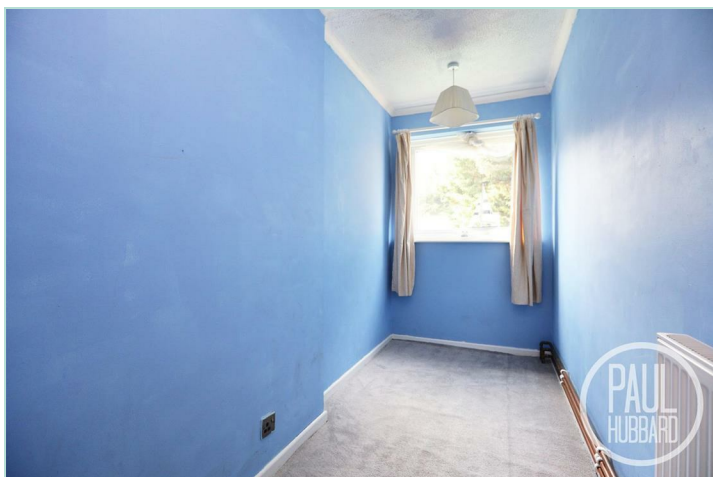
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
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

e - info@paulhubbardonline.com

t - 01502 531218



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.

Sitting Room

3.7 x 3.4

UPVC double glazed door & window to the front aspect, laminate wood effect flooring, electric fireplace, radiator and a door to the inner lobby.

Inner Lobby

Stairs to first floor landing and a door to the dining room.

Dining Room

3.6 x 2.9

UPVC double glazed window to the rear aspect, laminate wood effect flooring, electric fireplace, radiator, door to under stair storage and door to kitchen.

Kitchen

3.3 x 1.4

UPVC double glazed window to the side aspect, units above and below, laminate work surfaces, tile splash backs, vinyl flooring, stainless steel sink with drainer & mixer tap, space for a cooker, fridge & washing machine and a folding door opens to the rear lobby.

Rear Lobby

UPVC double glazed door to the side aspect opening to the courtyard, vinyl flooring, wall-mounted gas combi boiler and a door opens to the bathroom.

Bathroom

1.9 x 1.4

UPVC double glazed window to the side aspect, free-standing bathtub with a mixer tap & a handheld shower attachment, heated towel rail, toilet, vanity wash basin and tiled walls & floor.

Stairs leading to the First Floor Landing

Carpet flooring with doors opening to bedrooms 1 & 2.

Bedroom 1

3.8 x 3.7

UPVC double glazed window to front, carpet flooring, radiator, door opening to built in storage cupboard.

Bedroom 2

3.6 x 2.8

UPVC double glazed window to rear, carpet flooring, radiator and door to bedroom 3.

Bedroom 3

3.2 x 1.3

UPVC double glazed window to rear, radiator and carpet flooring.

Outside

At the front, a brick-weave patio garden leads to the main entrance door. At the rear, a patio garden offers gated access to the back.



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.

