

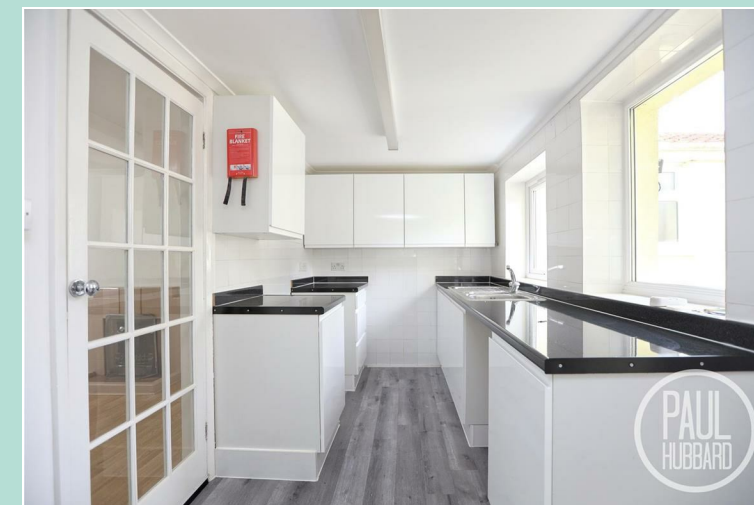
£850 Per
Per Calendar Month



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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 is given as to their operability or efficiency can be given.

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Beccles Road
Suffolk, NR33 8HL

**PAUL
HUBBARD**



Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Porch

4'3"x 2'11"

UPVC double glazed window to the side aspect and door to the front aspect, carpet tile flooring and door opening to the entrance hall.

Entrance Hall

Carpet flooring throughout, stairs leading to the first floor landing and door opening to the sitting room.

Sitting Room

14'5" max x 11'5"

UPVC double glazed window to front aspect, laminate flooring, electric radiator, feature fireplace, folding door opening to an under stairs storage cupboard and door opening to the kitchen/breakfast room.

Kitchen/Breakfast

14'5" x 6'6"

x2 UPVC double glazed windows to the rear aspect, LVT flooring, part tile walls, electric radiator, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including an electric oven, washing machine and fridge/freezer, door opening to the lobby.

Lobby

Door to the side aspect opening into the garden, vinyl flooring and door opening to bathroom.

Bathroom

7'2" x 5'6"

UPVC double glazed window to the side aspect, vinyl flooring, tile walls, pedestal hand wash basin, toilet, heated towel rail and bath with handheld shower attachment.

First floor landing

Carpet flooring and doors opening to bedrooms 1 and 2.

Bedroom 1

11'5" x 11'5"

UPVC double glazed window to front aspect, carpet flooring, electric radiator and doors opening x2 built in cupboards.

Bedroom 2

14'5" x 6'10"

UPVC double glazed window to the rear aspect, carpet flooring, electric radiator and doors opening to a cupboard housing the water tank.

Outside

To the front of the property a concrete pathway to the main entrance door and laid lawn garden with mature tree.

To the rear of the property a patio seating area, laid lawn garden and concrete pathway which leads up to a brick built outhouse which consists of a external WC and workshop, both with light and power.

Applicant Note

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!

*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.

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.

