

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£795 Per  
Per Calendar Month



**Essex Road**  
Suffolk, NR32 2HQ

- Available to rent
- Three well-proportioned bedrooms
- Neutral décor throughout
- Separate sitting room and dining room
- Ground floor bathroom
- Enclosed rear garden
- Gas central heating
- UPVC double glazing throughout
- Close to local shops and amenities
- EPC: 68D

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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 no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with MyPlan 2020

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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.

### Sitting room

3.70m x 3.46m

UPVC double glazed entrance door and window to the front aspect, carpet flooring throughout, a radiator and a door opening to the dining room and stairs leading to the first floor landing.

### Dining room

3.68m x 3.45m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, storage cupboard and an opening to the kitchen.

### Kitchen

3.35m x 1.99m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, wall mounted gas boiler, spaces for appliances, a radiator and a door opening to the rear lobby.

### Lobby

1.92m x 0.82m

Vinyl flooring throughout and doors opening to the bathroom and rear garden.

### Bathroom

2.32m x 1.74m

UPVC double glazed obscure windows to the side and rear aspects, vinyl flooring throughout, toilet, pedestal wash basin, bath with overhead shower and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

### Bedroom 1

3.71m x 3.44m

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

### Bedroom 2

3.69m x 3.45m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, storage cupboard and a door opening to bedroom 3.

### Bedroom 3

3.35m x 2.00m

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

### Outside

To the front: Brick-surround boundary with gated access and a pathway leading to the main entrance door.

To the rear: Low-maintenance rear garden with gated rear access, fenced boundaries, an outside tap, and an area suitable for a lawn.

### Application process

APPLICATION: 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.\*\*

### Agent note

Zero deposit options available.

