

Tenure:
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		
(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

£1,100 Per
Per Month



Long Road
Carlton Colville, NR33 8HZ

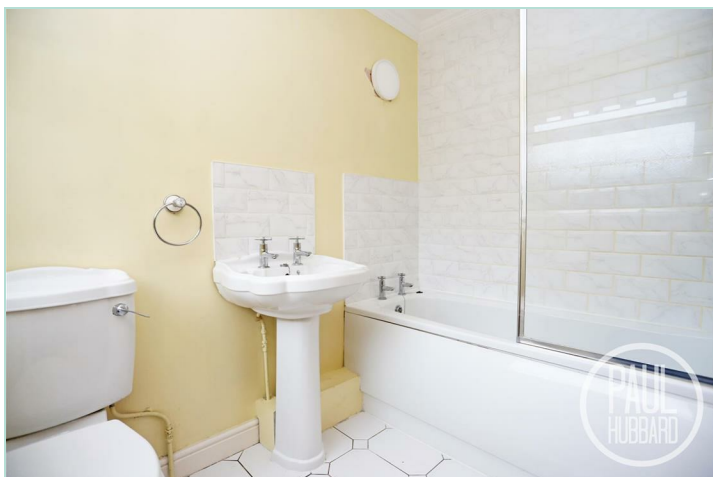
- Cast iron wood burner
- South/East facing rear garden
- Ideal family home
- Off road parking for multiple vehicles
- 3 Separate bedrooms
- Sizeable kitchen breakfast room
- Close to local amenities
- Master with ensuite WC
- Recently fitted windows and doors
- Ideal for public transport links



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



Location

Discover your dream home in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles, this stunning home is waiting for you. With award-winning sandy beaches and breath taking Victorian seafront gardens, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Entrance porch

1.4 x 1.3

UPVC double glazed window and entrance door to the front aspect, tile flooring throughout, electric radiator and door opening to the sitting room.

Sitting room

5.1 x 3.3

UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail, stairs to the first floor landing, radiator, a folding door opening to the kitchen and door to an under stairs storage cupboard.

Kitchen/Diner

5.1 x 3.3

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, extractor fan, 4 ring gas hob, stainless steel sink with drainer, integrated oven and grill, space for appliances including a washing machine, fridge and freezer. Wall mounted gas combi boiler, cast iron log burner and doors opening to x2 built in cupboards and the rear hall.

Hall

UPVC double glazed door to the side aspect, vinyl flooring throughout, radiator and doors opening to a built in cupboard and the bathroom.

Bathroom

2.2 x 1.7

UPVC double glazed window to the side aspect, tile flooring throughout, radiator, part tile walls, toilet, pedestal hand wash basin and bath with electric shower above.

Stairs leading to first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors to bedrooms 1-3.

Bedroom 1

4.3 x 3.1

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opening to a built in separate WC.

WC

1.1 x 0.8

Carpet flooring throughout, toilet and a slimline vanity unit with inset hand wash basin.

Bedroom 2

3.6 x 3.0

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

Bedroom 3

2.7 x 2.5

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

Outside

To the front of the property a brick weave driveway with off road parking for multiple cars.

To the rear of the property a patio seating area leads up to a timber garden shed, access to an outhouse with light and power, timber gate opening to side access and a sizeable, south east facing, landscaped garden with a selection of decorative borders, patio, shingle and laid lawn areas, which follow down to the base of the garden which benefits from a feature pond and timber summerhouse.

Applicant notes

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.

