

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) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£975 Per Month



St. Peters Street Lowestoft, NR32 2LT

- Gas central heating with combi boiler & brand new radiators
- Bright and spacious living and dining areas
- Brand new stylish fitted kitchen
- South-facing courtyard garden with parking access
- Close to local amenities, shops & schools
- Spacious mid terrace family home
- 3 bedrooms
- Fully refurbished throughout
- Brand new A++ energy efficient UPVC windows throughout
- New insulated warm roof at the rear for maximum efficiency



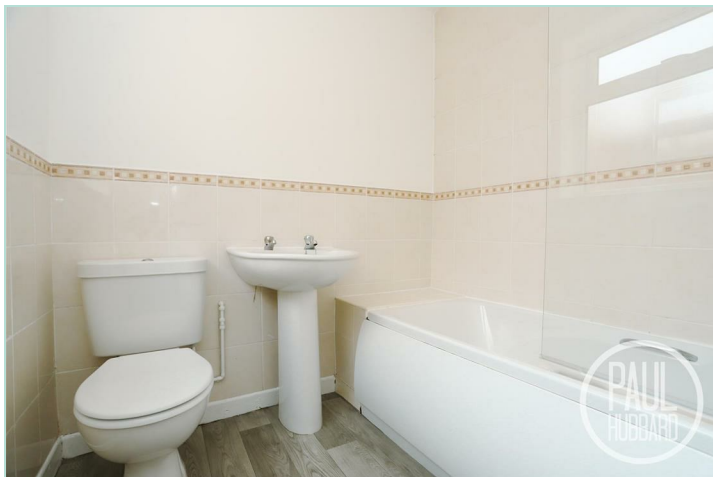
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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.

Porch

1.35 max x 0.96 max
Fitted carpet, UPVC entrance door to the front aspect and a door opening into the sitting room.

Sitting Room

4.28 max x 3.62 max
Fitted carpet, UPVC double glazed window to the front aspect, radiator, cupboard housing the consumer unit, spacious under-stair storage, stairs leading to the first floor and a doorway & opening lead through to the dining room.

Dining Room

3.62 x 3.38
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and an opening leads through to the kitchen.

Kitchen

3.98 x 2.03
A brand new kitchen with vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, brand new built-in Lamona oven, electric hob & stainless steel extractor hood, space for a fridge-freezer & washing machine and a doorway opening leads through to the rear lobby.

Rear Lobby

Vinyl flooring, built-in storage cupboard (housing the gas combi boiler), a door opens into the bathroom and a UPVC door opens to the rear garden.

Bathroom

1.96 x 1.91
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps, an electric shower set above and tile splash backs.

Bedroom 1

3.63 x 3.41
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bedroom 2

3.63 x 3.40
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening into bedroom 3.

Bedroom 3

3.04 x 2.05
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside

The property is approached via gated access, which opens onto an attractive paved and shingle frontage that is fully enclosed by panel fencing. The main entrance door is located at the front of the property.

To the rear, there is a south-facing courtyard garden with a patio area, providing an ideal space for outdoor seating. The garden also benefits from an outdoor tap and is fully enclosed by a combination of panel fencing and brick walls, offering a good degree of privacy. A gate at the rear provides convenient access to an off-road parking space.

Agent Note

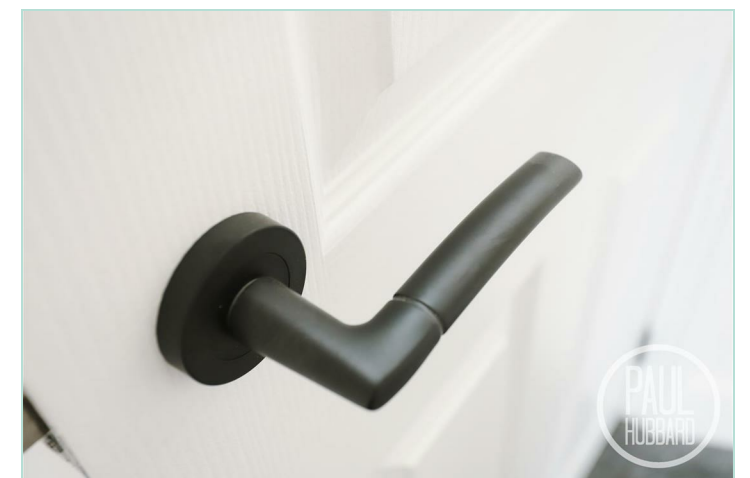
Please be advised that garden photographs will be published shortly. Final preparations are currently in progress, and the images will be made available once ready.

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.