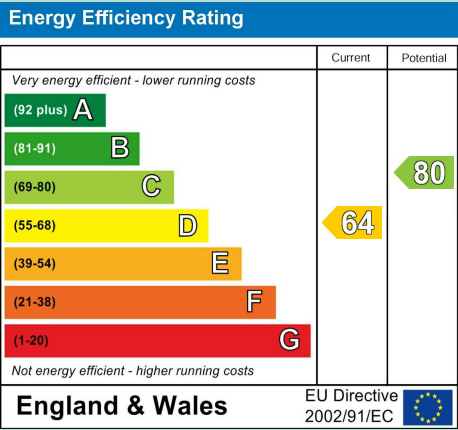


Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk Council



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.  
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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



£575  
Per Calendar Month



## Suffolk Road

Suffolk, NR32 1DZ

- Neutral décor throughout
- Modern fitted kitchen
- Modern shower room
- One double bedroom
- EPC Rating D64
- Close to local amenities
- Short walk to Lowestoft beach!
- Close to public transport links
- Top floor flat
- Council tax band A

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## STAIRS LEADING UP TO SECOND FLOOR APARTMENT

Door opening to entrance hall

## ENTRANCE HALL

Carpet flooring throughout, doors opening to lounge, bedroom, shower room and kitchen. Doors opening to fitted storage cupboard.

## LOUNGE

5.4 x 4.3

Timber double glazed bay sash window to front and carpet flooring throughout.

## BEDROOM

3.9 x 3.2

UPVC double glazed window to rear and carpet flooring throughout.

## BATHROOM

2.1 x 1.5

UPVC double glazed window to side, vinyl flooring, toilet, pedestal wash basin and mains fed shower in glass enclosure.

## KITCHEN

3.4 x 3.3

2 x UPVC double glazed windows to rear and side, vinyl flooring, units above and below work surfaces, stainless steel sink and drainer, integrated electric oven ceramic hob and extractor fan. Spaces for fridge freezer and washing machine.

## AGENT 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.

