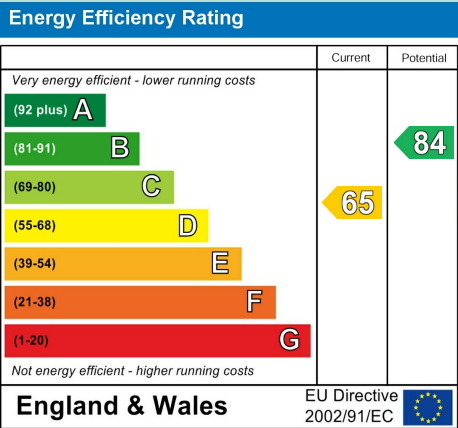


Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council



£950 Per  
Per Calendar Month



## Coastguard Cottages

Lowestoft, NR32 1DY

- Well presented throughout
- 3/4 Large separate bedrooms
- Allocated off road parking
- Sizeable front and rear gardens
- Walking distance to the town centre
- Modern kitchen
- Brick built outbuildings
- Neutral colours throughout
- Wet room and additional bathroom
- EPC Rating: D65



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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





### ENTRANCE HALL

Carpeted flooring, UPVC double glazed door to front aspect, radiator, doors to dining room/ 4th Bedroom, sitting room and stairs to first floor.

### SITTING ROOM

5.20m x 3.31m

2 UPVC double glazed windows to front aspect, carpeted floor, tv aerial, radiator and door to:

### KITCHEN

4.06m x 2.60m

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, radiator, doors to a built in cupboard, modern kitchen comprising units under laminate work surfaces and wall mounted units above mosaic tiled splash backs, space for electric cooker, space for washing machine, space for fridge freezer.

### DINING ROOM / BEDROOM 4

3.95m x 6.63m

UPVC double glazed window to rear aspect, carpeted flooring, radiator, tv aerial and door to:

### GROUND FLOOR WET ROOM

3.14m x 1.67m

Modern wall mounted electric shower with wash basin and toilet. Part tiled walls and UPVC double glazed window to side aspect.

### FIRST FLOOR LANDING

Doors to all bedrooms and the family bathroom, UPVC double glazed window to side aspect and carpeted flooring.

### BEDROOM 1

5.21m x 3.30m

2 UPVC double glazed windows to front aspect, radiator, carpeted flooring, 2 wardrobes, period cast iron fireplace with timber surround and tv aerial.

### BEDROOM 2

3.94m x 2.60m

2 UPVC double glazed windows to rear, radiator, carpeted flooring and a tv aerial.

### BEDROOM 3

2.91m x 2.78m

UPVC double glazed window to front aspect, radiator, carpeted flooring and tv aerial.

### FAMILY BATHROOM

4.20m x 2.60m

Modern suite comprising panel bath, toilet, sink set in vanity unit, shower enclosure with wall mounted mains fed shower, chrome heated towel rail, cupboard housing gas fired combi boiler, vinyl wood effect flooring and a radiator.

### OUTSIDE

To front is good sized lawn garden, boarded by timber fencing, with various plants and shrubs.

To rear is a patio garden, timber gate, brick built outbuildings for storage and outside WC.

### PARKING

There is off road parking for 2 cars.

### APPLICATION FEES

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.

