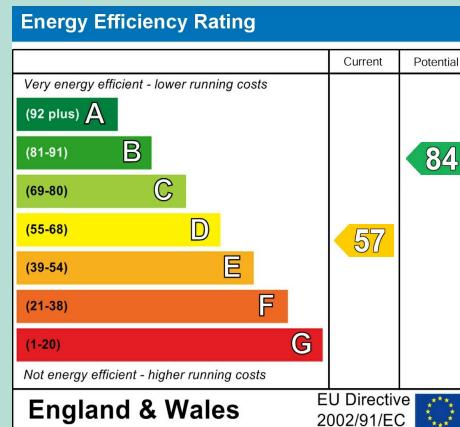


Tenure:  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council



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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.



**Durban Road**  
Suffolk, NR33 0UH

- Bay fronted semi-detached home
- Off road parking
- 2 double bedrooms
- Neutral decor throughout
- Conveniently located for shops & amenities
- Gas central heating
- Spacious rear garden
- 2 reception rooms
- EPC rating: D57
- Please note this is a short term let

**PAUL  
HUBBARD**



#### 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.

#### Entrance hall

UPVC double glazed window to the side aspect, laminate flooring throughout, a radiator, doors opening to the sitting room and dining room and stairs leading up to the first floor landing.

#### Sitting room

3.51 into bay x 3.79  
UPVC double glazed bay window to the front aspect, laminate flooring throughout, a radiator and a fireplace surround.

#### Dining room

3.94 max x 3.22 max  
Laminate flooring, UPVC double glazed window to the rear aspect, fireplace surround, radiator, built-in storage cupboard, under stair storage cupboard and a door opens into the kitchen.

#### Kitchen

2.73 x 2.40  
A small step down takes you to the kitchen which comprises; laminate flooring, x2 UPVC double glazed windows to the side aspect, radiator, wall mounted gas boiler, units above and below, laminate work surfaces, inset composite 1.5 sink and drainer with mixer tap, built-in oven and gas hob, space for appliances and a door leading out to the rear garden.

#### Stairs leading to the first floor landing

Fitted carpet, loft access, UPVC double glazed window to the rear aspect and doors opening to bedrooms 1-2 & the family bathroom.

#### Bedroom 1

3.50 into bay x 3.18  
Fitted carpet, radiator and a UPVC double glazed bay window to the front aspect.

#### Bedroom 2

3.21 x 3.08  
Fitted carpet, radiator and UPVC double glazed window to the rear aspect.

#### Bathroom

2.23 x 1.51  
Laminate flooring, UPVC double glazed window to the front aspect, radiator, extractor fan, tiled splashback, suite comprises of a toilet, pedestal wash basin with mixer tap, a panelled bath with a mixer tap and a handheld shower attachment.



#### Outside

The property features a concrete driveway providing off road parking, complemented by a pathway along the side leading to a gate which provides access at the rear. A storm porch shelters the main entrance door, all partially enclosed by a timber fence surround.

The rear of the property boasts a concrete and paved patio area, a well-maintained lawn and a timber storage shed, all enclosed by a panel fence surround. Additionally, there are two brick-built garden stores for extra space.

#### 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.

#### Agent note

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.

