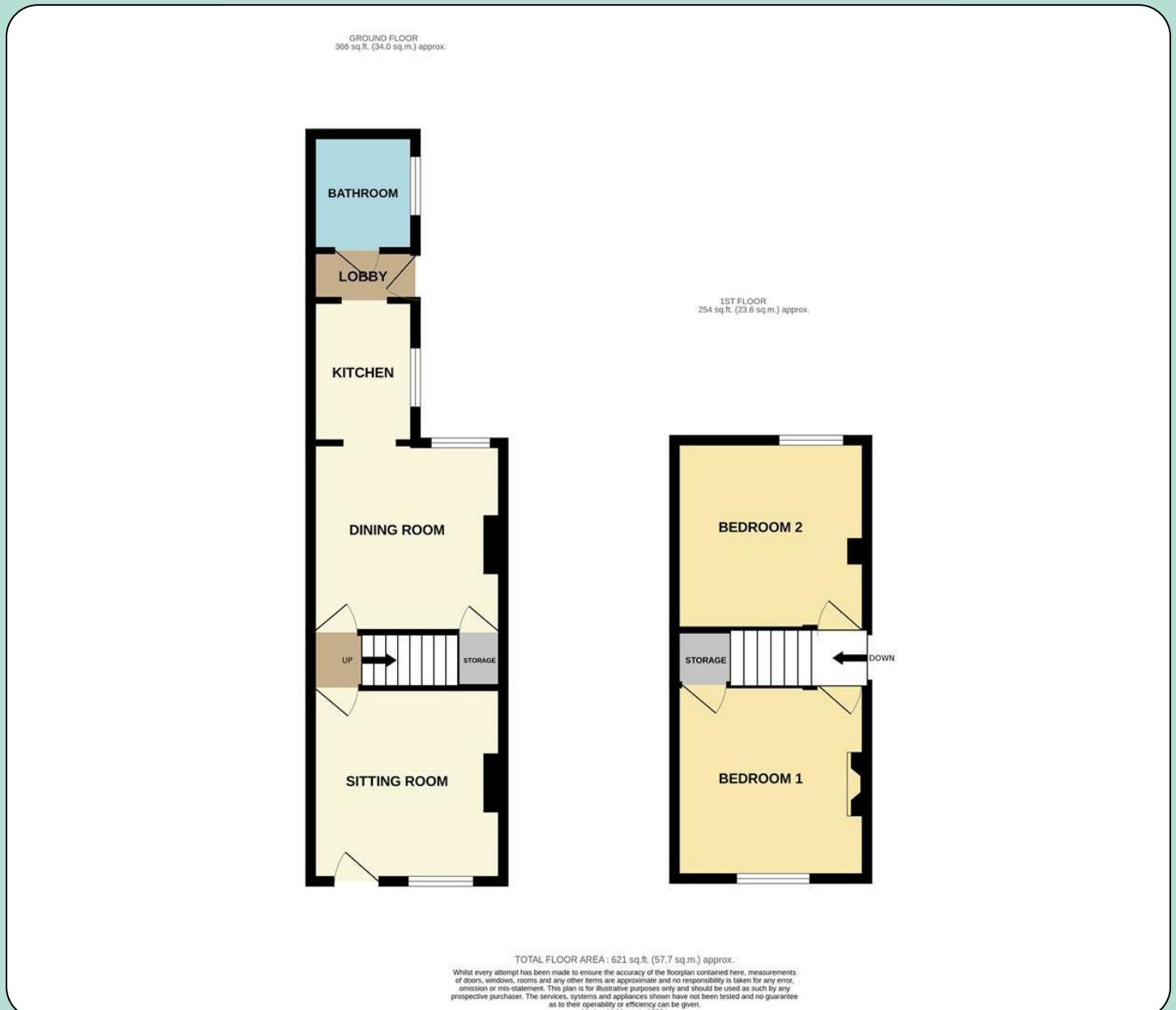
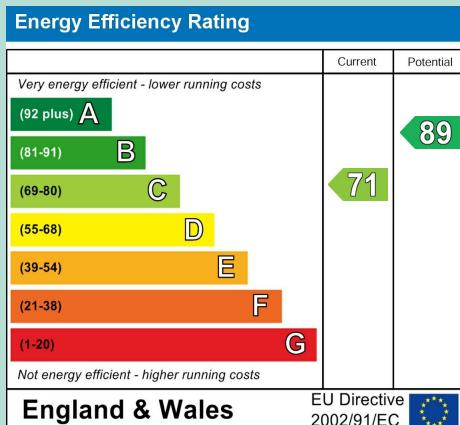


Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



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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.



Wollaston Road

Lowestoft, NR32 2PD

- West facing courtyard
- Two double bedrooms
- Heart of North Lowestoft
- Ground floor bathroom
- Separate sitting room and dining room
- Close to local amenities
- UPVC double glazing throughout
- Gas central heating
- Neutral colours throughout
- EPC rating- C

**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.

Sitting room

3.33m x 3.31m

UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, radiator, door opening to stairs leading to first floor landing and dining room.

Dining room

3.31m x 3.30m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, doors opening to under stairs storage cupboard and an opening to the kitchen.

Kitchen

2.43m x 1.78m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven with ceramic hob, spaces for fridge, freezer, washing machine and an opening to the rear lobby.

Lobby

UPVC double glazed door to the side aspect opening into the courtyard, vinyl flooring throughout, wall mounted gas combi boiler and a door opening to bathroom.

Bathroom

2.00m x 1.63m

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

First floor landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.



Bedroom 1

3.34m x 3.34m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, feature fireplace, door opening to built in cupboard with loft hatch inside.

Bedroom 2

3.32m x 3.30m

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

Outside

To the front of the property an easily maintained concrete garden which leads to the main entrance door.

To the rear of the property a concrete courtyard with gated access to the rear aspect opening to a shared alley.

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

In order to meet the affordability criteria for this property, potential tenants must have an income of £1875 per month (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.

