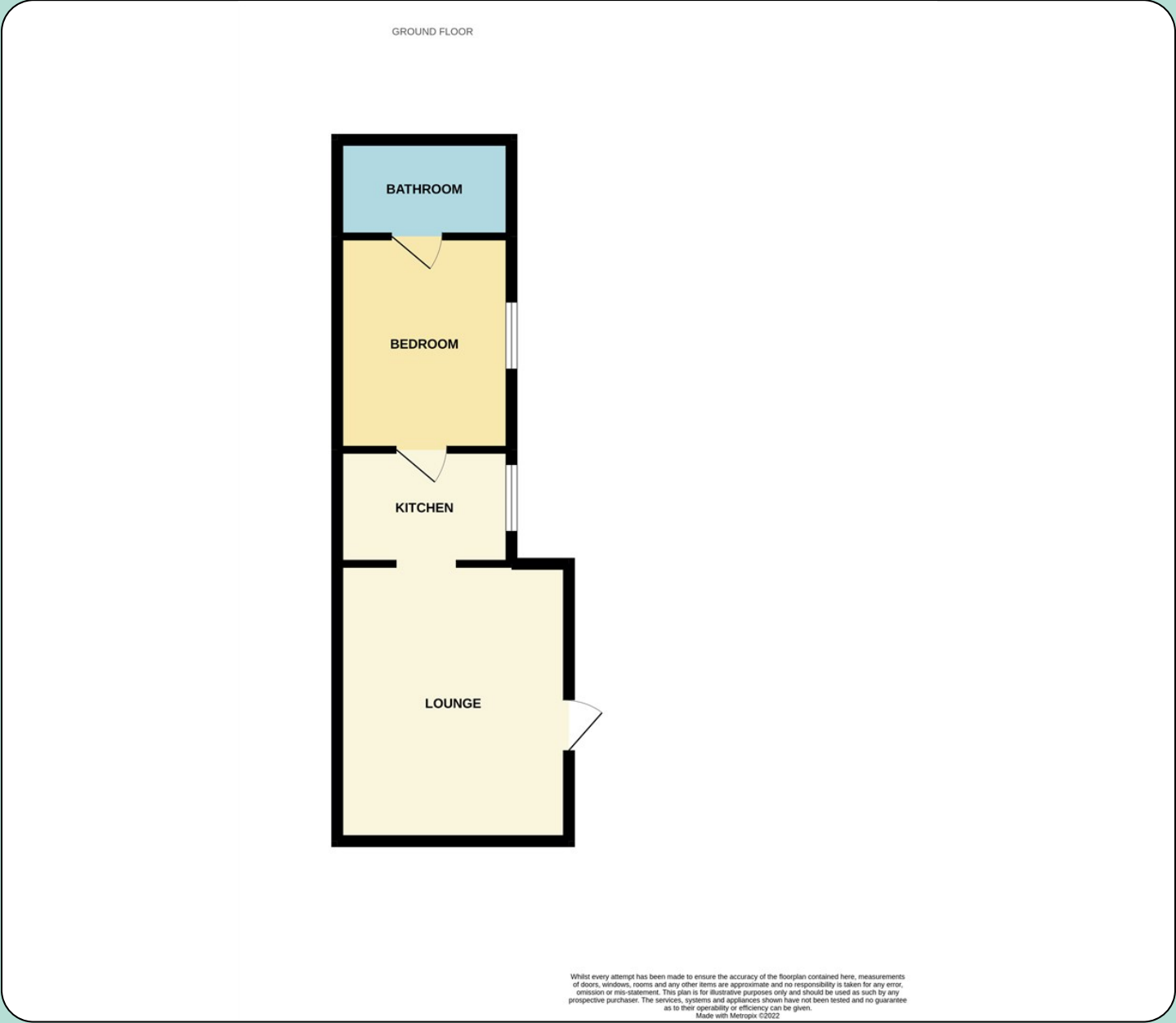
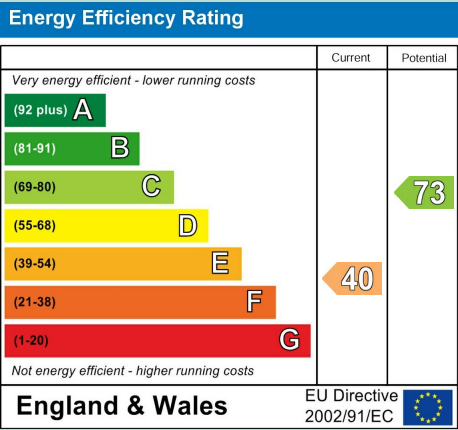


Council Tax Band: A  
EPC Rating: E  
Local Authority: East Suffolk Council



## Beresford Road

Suffolk, NR32 2NG

- Spacious ground floor apartment
- Double bedroom
- Close to local amenities, shops & schools
- Modern décor throughout
- Recently renovated - New pictures coming soon
- Ideal for public transport links
- Modern kitchen
- Modern bathroom
- Neutral décor
- Contact us today for a viewing!

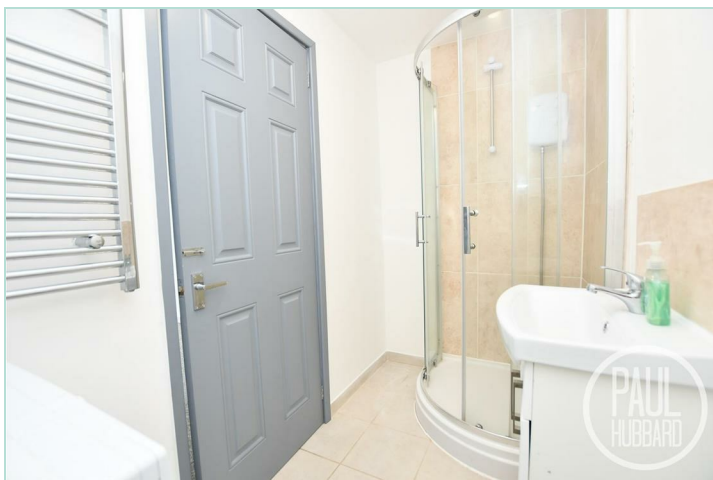
Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
www.paulhubbardonline.com  
01502 531218  
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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







### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Sitting Room

4.2 x 3.5

UPVC double glazed door opening to side aspect, carpet flooring and opening into kitchen

### Kitchen

2.6 x 1.5

UPVC double glazed window to side aspect, tile flooring, units above and below work surfaces with inset stainless steel sink and drainer. Integrated oven with ceramic hob and extractor fan. Door opening into bedroom

### Bedroom

3.2 x 2.6

UPVC double glazed window to side aspect, carpet flooring and door opening to bathroom.

### Bathroom

2.6 x 1.2

Tile flooring, toilet, vanity sink, heated towel rail, washing machine (left as goodwill gesture) and separate electric shower in glass cubicle Sent from my iPhone

### Outside

Located on the ground floor with its own private side entrance, this one-bedroom apartment features a communal shingle garden with gated access to the front.

### Application 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!

### 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.

### Disclaimer

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. The washing machine has been left as a

goodwill gesture and will NOT constitute as part of the Landlords repairing obligations.

