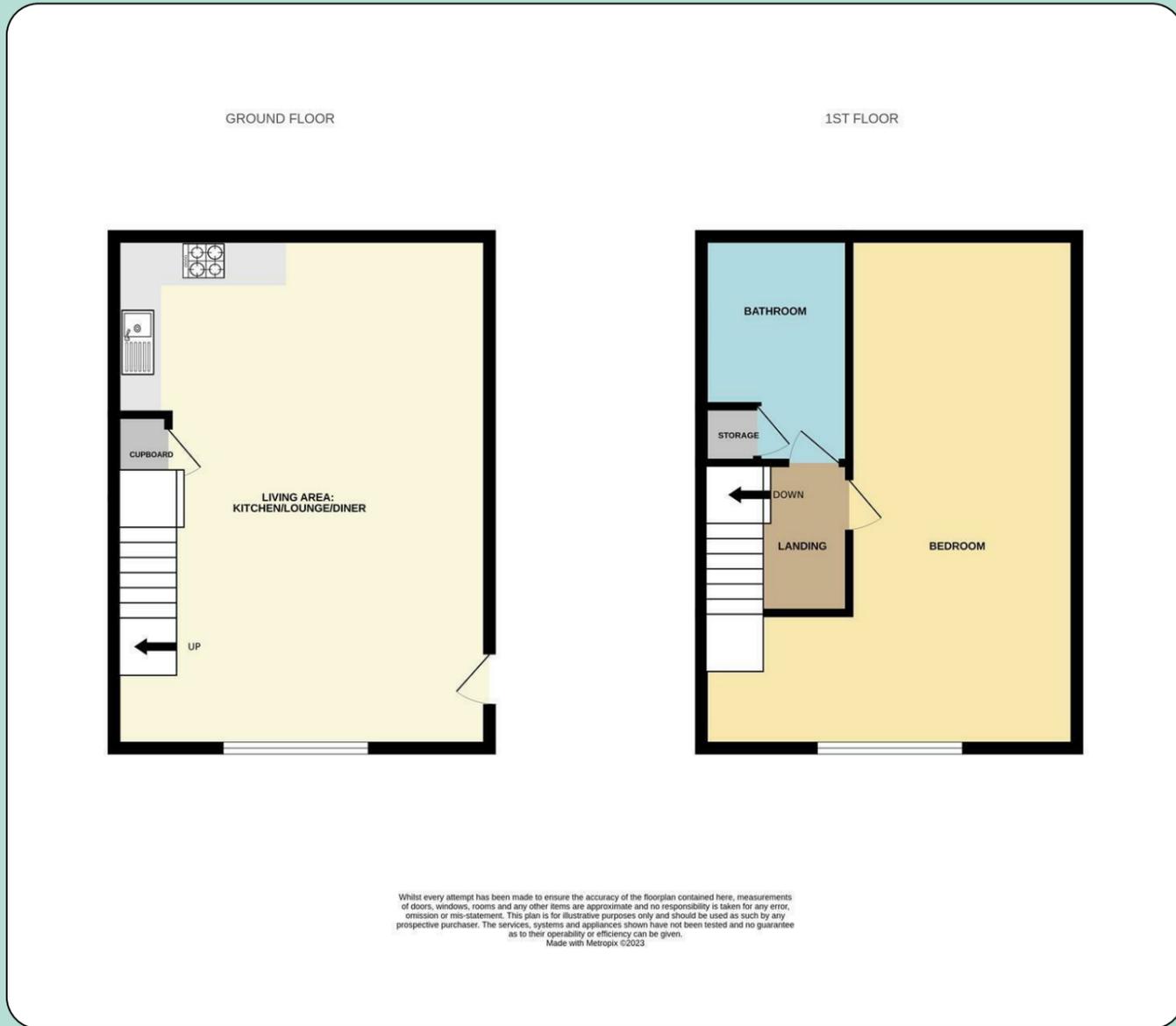


Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£675 Per
 Per Calendar Month



Stanley Street
 Suffolk, NR32 2DY

- Stunning Historic Maisonette Conversion
- Open plan living
- Electric heaters
- Move in ready
- Modern décor throughout
- Spacious double bedroom
- Period features
- Great transport links nearby
- Walking distance to the town centre
- EPC: D67

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

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

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

e - info@paulhubbardonline.com t - 01502 531218





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.



Communal Entrance Hall

Charming timber front door opening into a shared entrance hall.

Main Living Space

5.9 x 5.6

Front door opening into living area with timber window to side, laminate flooring throughout, stairs leading to first floor landing and door opening to under stair storage cupboard. Modern kitchen units above and below laminate work surfaces and tiled splashback. Stainless steel sink with drainer, integrated oven, induction hob and extractor fan with spaces for fridge and washing machine.



Stairs to the First Floor Landing

Carpet flooring throughout with doors opening to bedroom and bathroom.

Bathroom

2.7 x 2.0

Modern bathroom suite comprising of a panel bath with shower attachment, toilet and vanity sink, tiled splashbacks and heated towel rail. Door opening to airing cupboard and vinyl flooring throughout.



Bedroom

7.3 x 5.4

Timber window to side with carpet flooring throughout and original beam features throughout.

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.

