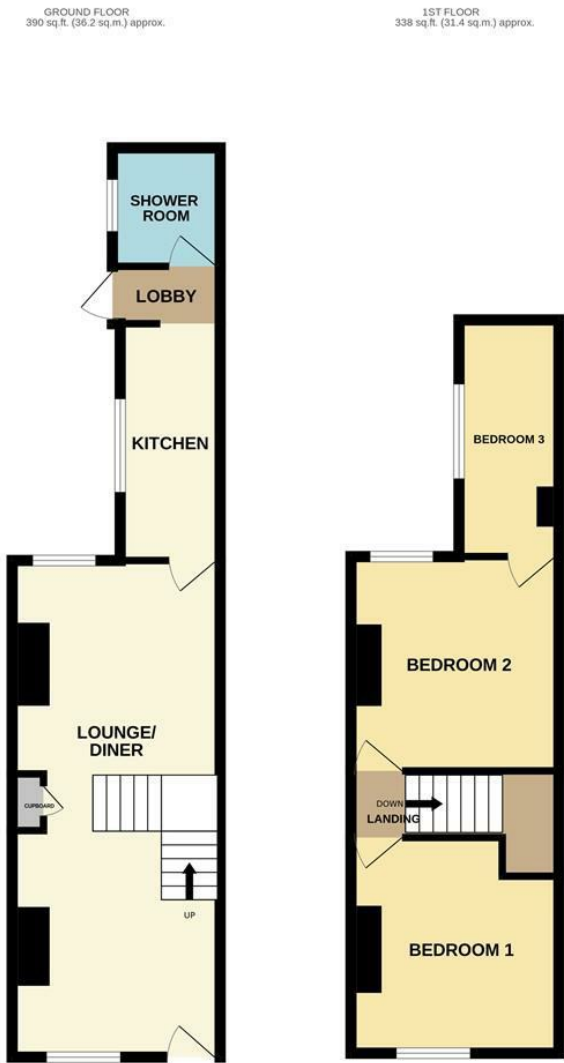


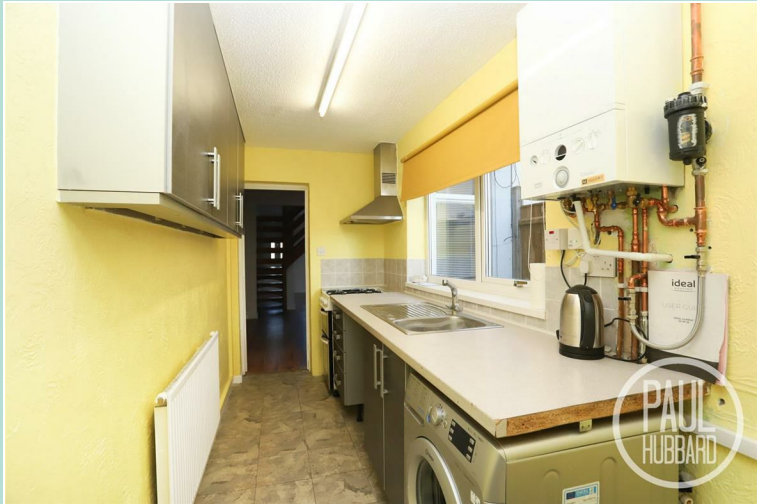
Tenure:
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council

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

£850 Per
Per Calendar Month



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Raglan Street Lowestoft, NR32 2JU

- 3 bedrooms
- West facing garden
- Spacious open plan lounge diner
- Off-road parking to the rear
- Walking distance to the main town centre
- Close to local amenities

- Nestled in the heart of North Lowestoft
- Double glazing throughout
- Gas central heating
- EPC Rating: TBC

PAUL
HUBBARD

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 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 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.

Lounge/diner

7.97m x 3.34m

A spacious open plan layout comprising, wood effect laminate flooring throughout, x2 UPVC double glazed windows, stairs leading to the first floor landing, x2 radiators and a door opening to the kitchen.

Kitchen

3.80m x 1.80m

Vinyl tile flooring throughout, UPVC double glazed window, radiator, units above and below, laminate worksurface, tile splashback, stainless steel sink with drainer, stainless steel extractor fan, wall mounted gas boiler, space for appliances including an oven, washing machine and fridge freezer and an opening to the rear lobby.

Lobby

Tile flooring throughout, UPVC double glazed door opening into the garden, feature wood panel walls, and door opening to the shower room.

Shower room

1.90m x 1.71m

Tile flooring throughout, UPVC double glazed window, radiator, toilet, wall mounted hand wash basin, tile walls, and a main fed shower enclosed within a glass cubicle.

First floor landing

Original exposed floor boards and doors opening into bedrooms 1 and 2.

Bedroom 1

3.50m x 3.34m

Carpet flooring throughout, UPVC double glazed window, and over stairs storage space with loft hatch inside.

Bedroom 2

3.44m x 3.37m

Carpet flooring throughout, UPVC double glazed window, radiator and door opening into bedroom 3.

Bedroom 3

3.80m x 1.60m

Carpet flooring throughout, UPVC double glazed window and a radiator.

Outside

A cast iron gate opens into an easily maintained shingle front garden with concrete pathway to the main entrance door.

A fully enclosed west facing garden with raised shingle and patio area with concrete pathway to a timber gate opening to rear access and an allocated off road parking 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 fee

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.

