

HARDIMANS

81 Stradbroke Road
Lowestoft, . NR33 7HW

£925



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Welcome to this charming terraced house located on Stradbroke Road in the lovely area of Pakefield, Lowestoft. This property boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space. One of the highlights of this property is the delightful conservatory, offering a tranquil space to enjoy your morning coffee or unwind after a long day. The conservatory overlooks a pleasant south-facing garden, providing a peaceful retreat right at your doorstep. Immaculately presented, this house is ready for you to move in and make it your own. Whether you're looking for a family home or a peaceful retreat by the coast, this property on Stradbroke Road offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your new home.

NO PETS PERMITTED

FRONT

Low retaining brick wall, wrought iron gate, gravel and brickweave front yard with external gas meter housing, tiled pathway, covered store porch with UPVC door to:-

ENTRANCE HALLWAY

wood effect vinyl floor, radiator, stairs to first floor and landing, telephone point, under stairs storage cupboard with hanging rail and shelving, room thermostat, door into:-

LOUNGE

12'10 x 10' 10 (3.91m x 3.05m 3.05m)
fitted carpet, 5 pendant light fitting, upvc window, radiator, feature coal effect fire, corner cupboard with electricity fuse board & meter, phone socket, tv aerial and satellite leads, feature arched opening to:-

DINING ROOM

11' x 10'4 (3.35m x 3.15m)
fitted carpet, 5 pendant light fitting, radiator, upvc french doors to:-

L SHAPED CONSERVATORY

18'9" at widest point x 8'9" widest point (5.74m at widest point x 2.67m widest point)
grey wood effect vinyl floor, painted brick walls, polycarbonate roof, inset spot lighting, 3 pendant fan light, tall radiator, power points, upvc windows and french doors to rear.

KITCHEN

9'3 x 8'5 (2.82m x 2.57m)
tile effect vinyl floor, fully tiled walls, full range of cream units, spaces for dishwasher & under counter freezer, space with slimline fridge (left as goodwill), built in electric fan oven, 4 ring ceramic hob above & extractor fan over, fluorescent lighting, upvc window, ceramic 1 1/2 bowl sink, mixer tap. REAR LOBBY AREA: half wood panelled walls, airing cupboard with plumbing for washing machine, boiler.

BATHROOM

fully tiled walls, Upvc window, shower cubicle, thermostatic shower, vanity washbasin & cased low level wc, wall mirror, towel rail radiator, medicine cabinet.

STAIRS AND LANDING

grey fitted carpet, double banked radiator, over stairs storage cupboard, small cupboard above, roof void access to part boarded attic with light.

BEDROOM 1

12'10 x 10'9 (3.91m x 3.28m)
fitted carpet, feature period fireplace, Upvc window, 2 slimline cupboards, tv socket, tv aerial lead, double banked radiator, large 4 door wardrobe with 2 mirrored doors, built-in shelving, drawers and hanging rail.

BEDROOM 2

11' x 10'4 (3.35m x 3.15m)
fitted carpet, Upvc window, corner wardrobe cupboard with tv aerial socket, fitted shelving and hanging rails, radiator.

BEDROOM 3

9'2 x 8'3 (2.79m x 2.51m)
fitted carpet, radiator, upvc window, roller blind, curtain pole.

OUTSIDE

To the rear, outside tap, lawn, mature planters, side borders, path & gate to rear access, timber and felt roof combined shed & summerhouse.

SERVICE INFORMATION

This property has: Mains Gas, Electric, water & sewerage
* Broadband: Fixed Wireless - Ultrafast 1000mbps
* Mobile; 5G is predicted to be available around your location from the following provider(s): EE, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

FEES PAYABLE

AFFORDABILITY : to meet referencing criteria you will require a minimum joint monthly income of £ 2,315.00 or provide a UK based home owning guarantor.
RENT: £ 925.00 / DEPOSIT: £1065.00
HOLDING DEPOSIT: £210.00

COUNCIL TAX BANDING A





Viewing

Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.

**Hardimans Limited,
134 London Road North,
Lowestoft, Suffolk NR32 1HB
01502 515999
lettings@hardimans.co.uk**

Area Map



Terms of Business

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 18 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- d) Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

ACCEPTANCE: Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

AGREEMENT: An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.


UTILITIES: Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)


HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

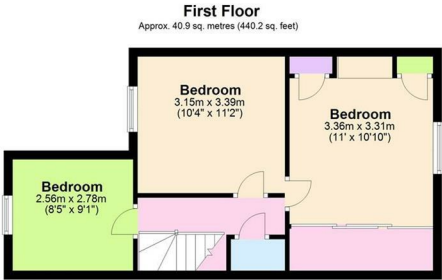
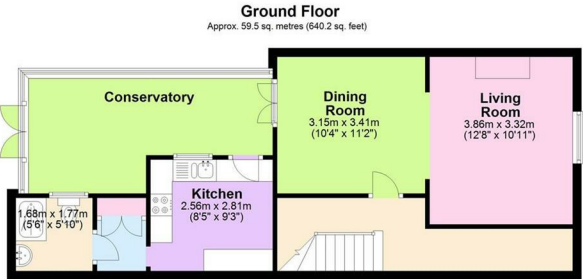
RENT: One month's rent is payable as cleared funds before any keys can be handed over.

DEPOSIT: The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will will be returned, less any deduction for shortages, damage or any items missing from the inventory.

PETS: Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	84
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 100.4 sq. metres (1080.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.