

3 Russett Terrace Chapel Road, Carlton Colville, Lowestoft, £995 PCM





3 Russett Terrace Chapel Road

Carlton Colville, Lowestoft, NR33 8FG

• Three bedrooms

• Gas Central Heating

- Double Glazing
- Parking

Garden

Aldreds Lettings are delighted to offer this superbly presented modern three bedroom three storey town house situated close to local shops and within easy reach of the town centre. The accommodation comprises of an entrance hall, large living room, modern kitchen, two bedrooms on the first floor, one large bedroom on the top floor, bathroom with shower over the bath, gas central heating, double glazing, private garden, parking, Council Tax Band B, UNFURNISHED



£995 PCM



ENTRANCE HALL

Fitted floor mat, wood effect flooring, stairs rising to the first floor, door into;

CLOAKROOM

Tiled floor, white low level WC, pedestal wash basin, radiator, obscure uPVC double glazed window.

LOUNGE 14'6" x 12'1" (4.42 x 3.68)

Wood effect flooring, radiator, under stairs storage cupboard, French doors giving access to the rear garden.

KITCHEN 8'8" x 8'8" (2.64 x 2.64)

Tiled floor, radiator, plumbing for washing machine, a range of wall and base level storage units, worktops, Neff electric oven, 4 ring electric hob and cooker hood, sink and drainer unit with mixer tap over, built in fridge and freezer, uPVC double glazed window to the front aspect.

BEDROOM 1 15'1" x 8'7" (4.60 x 2.62 (4.61 x 2.61))

Fitted carpet, two radiators, uPVC double glazed window to the side aspect, two roof windows, storage cupboard.



BEDROOM 2 12'1" x 10'3" at max (3.68 x 3.12 at max) Fitted carpet radiator uPVC double alazed window to the r

Fitted carpet, radiator, uPVC double glazed window to the rear aspect.

BEDROOM 3 12'1" x 9'3" (3.68 x 2.82)

Fitted carpet, radiator, uPVC double glazed window to the front aspect.

BATHROOM

Vinyl flooring, heated towel rail, white low level WC, pedestal wash basin, panel bath with shower over and glass shower screen, obscure uPVC double glazed window.

FRONT

Lawned front garden, brickweave path leading to front door, gated access to rear garden.

REAR

Fully enclosed rear garden with paved patio area, lawn, covered area leading to storage shed, gated access to driveway.

Directions



DRIVEWAY

Brickweave parking area. Further parking space in nearby car park.

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

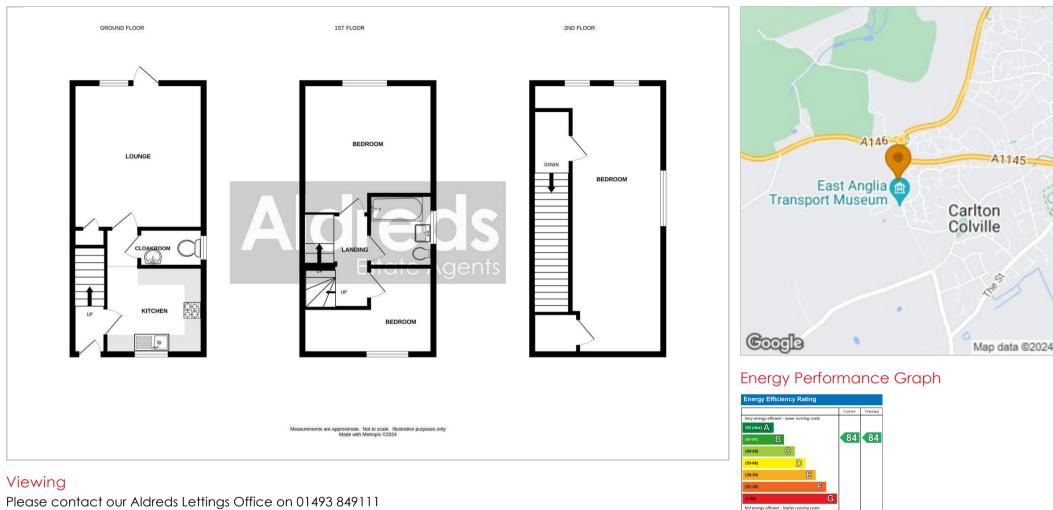
6 Months Assured Shorthold.

NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

Floor Plans



Location Map

England & Wales

EU Directive

if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lesses, and do not constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other defails are given without responsibility and any intending purchasers or tenses, and do not constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other defails are given without responsibility and any intending purchasers or tenses, and do not constitute part of, an offer or contract but must satisfy themselves by inspection or otherwise as to the correctness of use and occupation, and other depart of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited egistered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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