

# Aldreds

Lettings



3 Russett Terrace Chapel Road, Carlton Colville, Lowestoft,  
NR26 8TG  
£995 PCM





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# 3 Russett Terrace Chapel Road

Carlton Colville, Lowestoft, NR33 8FG

- Three bedrooms
- Double Glazing
- Parking
- Gas Central Heating
- 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



## 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 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.

### TERMS

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.

