



## 58 Stanford Street

, Lowestoft, NR32 2DD

£775 PCM



Aldreds are delighted to offer this superbly presented, newly decorated three bedroom house situated in this desirable North Lowestoft location close to local shops and within easy reach of the town centre. The accommodation comprises of a living room, separate dining room, modern kitchen, bathroom with shower over the bath, two double bedrooms, one single bedroom, private rear garden area, on street parking, gas central heating, double glazing, Council Tax Band A, UNFURNISHED



### Lounge 12'1" x 10'9" (3.7 x 3.3)

Big bay window allows much natural light in, feature fireplace, radiator, TV point.

### Dining Room, 11'9" x 10'9" (3.6 x 3.3)

Separate dining room, built in storage cupboard, radiator.

### Kitchen 11'1" x 5'10" (3.4 x 1.8)

Superb modern kitchen with ample storage and work surface. Appliances include electric hob & oven. Space and plumbing for additional appliances. Door to garden.

### Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising a shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, Upvc window.

### Bedroom 1 12'9" x 11'9" (3.9 x 3.6)

Front aspect window, built in cupboard, radiator.

### Bedroom 2 11'9" x 11'1" (3.6 x 3.4)

Second double bedroom, rear aspect window, radiator, door to bedroom 3.

### Bedroom 3 11'1" x 5'10" (3.4 x 1.8)

.Good sized single bedroom, this would also make an ideal home office or dressing room. Radiator.

### Outside To The Front

There is an enclosed front garden with footpath to front door.

### Outside To The Rear

There is a spacious rear garden with a lawned garden area, flowers and shrubs, vehicular rear access giving the potential for off road parking. The garden provides ample space for outside entertaining.

### Additional information

#### RENT

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

#### TENANCY

12 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.

#### 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 lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment 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 Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

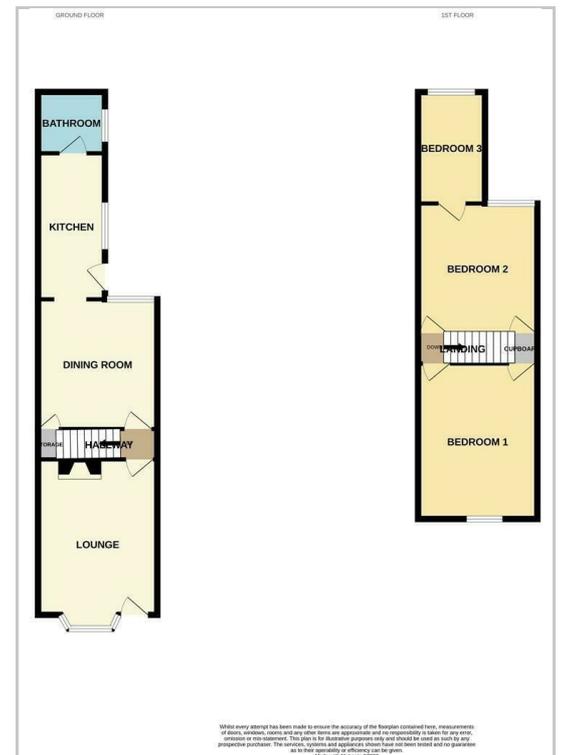
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## Area Map



## Floor Plans



## Energy Efficiency Graph

