

lowestoft 01502 733399

Gorleston 01493 658854

£775 pcm



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193 Lloyds Avenue Kessingland, NR33 7TU

- TWO BEDROOMS
- EPC E49
- FITTED KITCHEN
- ENTRANCE PORCH
- DOUBLE GLAZED
- LOUNGE/DINER
- BATHROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- QUIET LOCATION

ACCOMMODATION

Entrance Porch 5' 11" x 4' 3" (1.81m x 1.29m)

Enter the property through the part double glazed front door and arrive in the entrance hall which provides the perfect place to store shoes and hang up coats. With double glazed windows to three aspects, this entrance is bright and light, featuring a wood effect floor and an inner door offering access to the....

Lounge/Diner 16' 8" x 12' 0" (5.09m x 3.67m)

The lounge/diner is situated at the front of the property offering plenty of space for furniture and a feature fireplace provides a focal point to the room. The room benefits from a uPVC sealed unit double glazed window to the front aspect which allows this room to be flooded in natural light. A wood effect floor, power points, TV point, phone point and radiator also features. Doors provide access to the kitchen and hallway.

Kitchen 15' 0" x 8' 11" (4.58m x 2.71m)

Entered from the lounge, hallway or garden, this well proportioned kitchen is located to the rear of the property and benefits from two uPVC sealed double glazed windows which offer views into the rear garden. Featuring cream wall and base units with walnut block worktop and complimenting cream tile splash backs, space is provided to create wonderful family meals and to store all those pots and pans. A single oven with four burner gas hob is also included and there is space and plumbing for a washing machine and space for a fridge/freezer. A part double glazed uPVC door offers access into the rear garden.

Hallway 6' 8" x 5' 11" (2.03m x 1.81m) max (L-Shape)

The inner hallway features a wood effect floor and has doors leading off in to the lounge, kitchen, both bedrooms and a handy storage cupboard.

Master Bedroom 12' 0" x 10' 0" (3.67m x 3.04m)

Located at the front of the property, the master bedroom has views into your secluded front garden through the uPVC sealed unit double glazed window. A fitted carpet, radiator, power points and phone point also features.

Bedroom Two 9' 0" x 8' 11" (2.74m x 2.71m)

The second bedroom is accessed from the hallway and features uPVC sealed double glazed window with views into the rear garden, a fitted carpet, radiator and power points.

Bathroom 6' 4" x 5' 6" (1.94m x 1.68m)

The bathroom features a white suite comprising a full length bath with shower attachment over, a low level WC and a vanity unit with inset hand wash basin with chrome mixer tap. The walls have been partially tiled with marble effect tile splash backs with a wood effect floor, radiator and a frosted uPVC sealed unit double glazed window completing the room.

Outside

To the Front: A concrete path leads you to the front door which has a shingled area either side with mature plants and shrubs bordering. To the Rear: The garden provides a patio area, perfect for a spot of al fresco dining and a low level fence divides this space with a lawned area. All this is enclosed by a wooden fence.

Council Tax Band B

Terms of Tenancy

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £775.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £875.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£775.00
Deposit	£875.00
Total:	£1650.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£185.00) will be payable to One Lets before the application can be completed.

Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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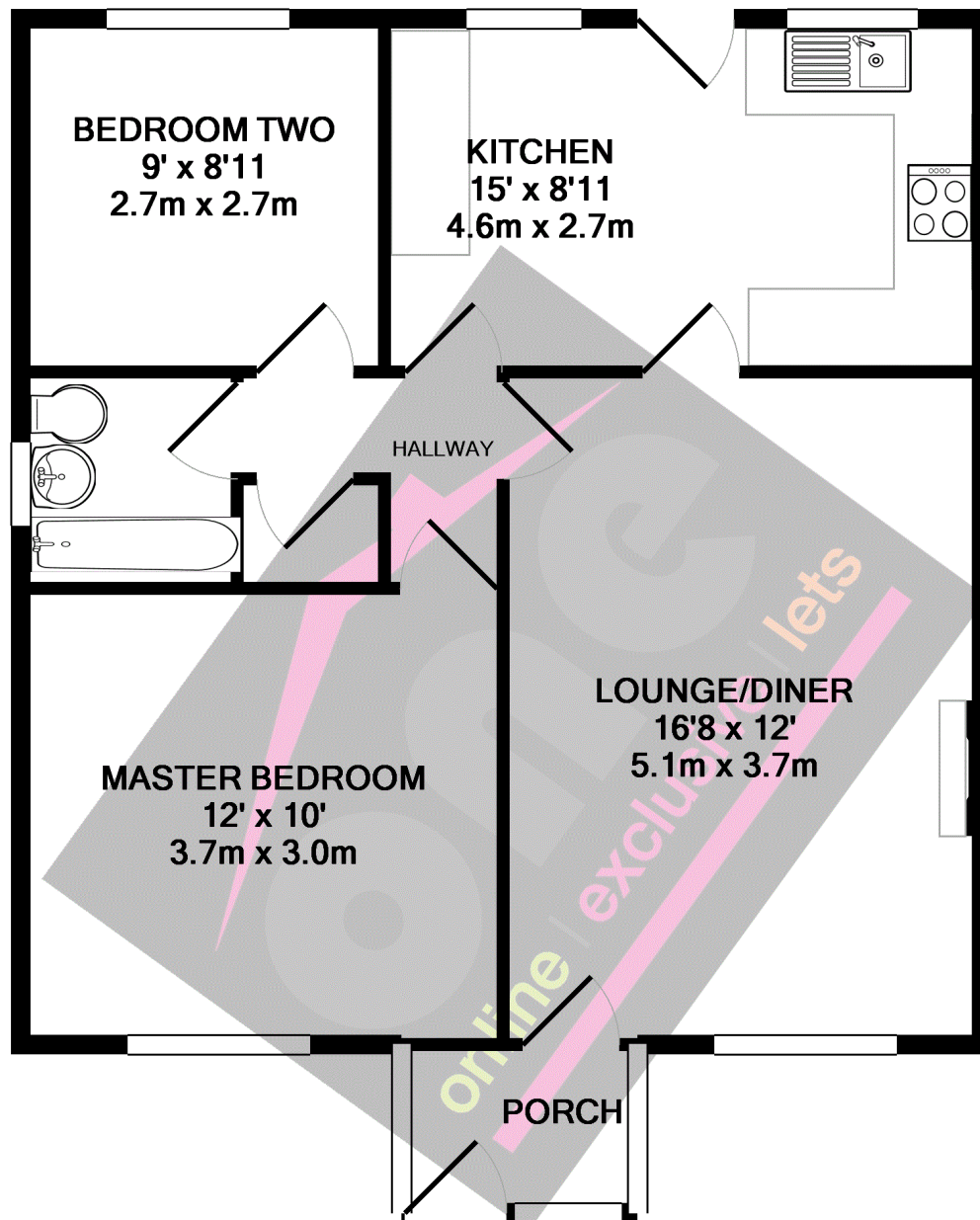
TWO BEDROOM BUNGALOW - AVAILABLE NOW

Offering a lounge/diner with gas fire, kitchen, bathroom and two bedrooms and outside, you will find a front & rear enclosed garden.

LOCATION AND AMENITIES

Lloyds Avenue is in a sought after residential area of Kessingland. This area has great transport links with a regular bus service making the towns of Lowestoft, Ipswich & Beccles and cities of Norwich and London easily accessible. Good local schools, doctors surgery and vets located on Field Lane. The stunning Suffolk countryside surrounds the quiet village of Kessingland and a short trip takes you to the beautiful beach, perfect for summer time and long walks.

Contact: STEVE NEWSHAM | Phone: 01502 733399 | Email: info@one-estates.co.uk



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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