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Lowestoft 01502 733399

Gorleston 01493 658854

£725 pcm



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33 Kent Road Lowestoft, NR32 2HW

- AVAILABLE FOR IMMEDIATE LET
- TWO RECEPTION ROOMS
- PLEASANT LOCATION
- FRESHLY DECORATED
- CLOSE TO TOWN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- NEW FLOOR COVERINGS

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

GROUND FLOOR

Lounge 11' 6" x 11' 3" (3.50m x 3.44m)

Through the modern part-glazed front door into the Lounge of your new home. A uPVC sealed unit double glazed window attracts plenty of natural daylight, the room is freshly decorated and a new fitted carpet laid. There's also a radiator and feature fireplace. A door leads you to your...

Stairs

Your carpeted staircase leads you up to all first floor rooms.

Dining Room 11' 6" x 10' 11" (3.50m x 3.34m)

Located centrally, this extra Reception Room has also been given a makeover and features a handy under stair cupboard, uPVC sealed unit double glazed window, radiator, feature fireplace and laminate floor underfoot. An archway leads you to your ...

Kitchen 9' 8" x 6' 3" (2.95m x 1.90m)

A range of base and walls units are fitted to two walls complete with beech shaker doors and drawers and a black roll edge worktop over. There's a tiled splashback, tiling to floor and integrated appliances include a gas hob with extractor hood over and eye level oven opposite. Your 'combi' boiler is located here and a stainless steel sink and drainer is located under your uPVC sealed unit double glazed window.

Rear Lobby 6' 3" x 2' 11" (1.9m x .9m)

This is the link between your Kitchen and Shower Room and features your back door leading outside.

Shower Room 12' 4" x 4' 11" (3.77m x 1.5m)

This is a handy facility to have on the ground floor. A suite comprises of a corner shower cubicle, pedestal sink and low level WC. Freshly decorated, there's new vinyl laid to floor and two opaque uPVC sealed unit double glazed windows.

FIRST FLOOR

Bedroom 1 11' 6" x 11' 3" (3.50m x 3.44m)

Located at the front of the house, Bedroom 1 is also freshly decorated and features a uPVC sealed unit double glazed window, radiator, feature fireplace, new fitted carpet and over stair cupboard.

Bedroom 2 11' 6" x 11' 3" (3.50m x 3.44m)

Another good size double, also freshly decorated and features a uPVC sealed unit double glazed window, radiator, fitted carpet and hand storage cupboard. A door leads you to your ...

Family Bathroom 9' 10" x 6' 3" (2.99m x 1.90m)

A modern contemporary Bathroom featuring an 'L' shaped bath with shower and screen over, vanity wash hand basin and low level WC. There's also an opaque uPVC sealed unit double glazed window, vinyl floor covering and heated towel rail radiator

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:** £725.00 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 £825.00 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	£725.00
Deposit	£825.00
Total:	£1550.00

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 (£180.00) 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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FRESHLY DECORATED AND NEW CARPETS TOO

We are delighted to offer for RENT this lovely two bed terraced house in a popular and sought after location in Lowestoft. The property benefits from gas central heating and uPVC double glazing and your accommodation comprises a Lounge, Dining Room, Kitchen and super Shower Room on the ground floor, while upstairs two double Bedrooms and luxury Bathroom. There's a lovely Garden to rear.

LOCATION AND AMENITIES

Kent Road is very well placed for access to the town centre shops, railway station and the seafront. The University Campus Suffolk is a 10 minute walk away, other amenities within easy reach are Oulton Broad and Normanston Park, convenient for a number of amenities including schools, dentist, doctors, convenience stores and a short walk away is the town centre of Lowestoft with all its hustle and bustle and major High Street shops. Lowestoft's stunning sandy beach and railway station are local and road links to Oulton Broad, Great Yarmouth and Norwich on your doorstep.

Contact: The 'ONE LETS' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



33 KENT ROAD, LOWESTOFT

TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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