

Aldreds
Lettings

35 Wollaston Road, Lowestoft, NR32 2PD

£800 PCM

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, Lowestoft, NR32 2PD

- Lovely Two Bedroom Terrace Property
- Gas Central Heating
- On Street Parking
- Courtyard Garden
- Two Reception Rooms
- Double Glazing
- Nicely Fitted Kitchen & Bathroom



Aldreds Lettings are delighted to offer this well presented two double bedroom property, situated close to local shops and within easy reach of the Town Centre. The accommodation comprises of a spacious Living Room, separate Dining Room, Kitchen, Bathroom with shower over the bath, two Double Bedrooms, gas central heating, double glazing, on street parking, small back yard. EPC Rating C, Council Tax Band A, UNFURNISHED





Living Room 11'5" x 11'5" (3.5 x 3.5)

Large living room, front aspect window, TV point, radiator.

Dining Room 11'5" x 11'1" (3.5 x 3.4)

Separate dining room, rear aspect window, built in storage cupboard, radiator.

Kitchen 7'10" x 5'10" (2.4 x 1.8)

Superb kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances, door to courtyard.

Bedroom 1 11'5" x 11'5" (3.5 x 3.5)

Double bedroom, front aspect window, feature original cast iron fireplace, built in wardrobe, radiator.

Bedroom 2 11'5" x 11'1" (3.5 x 3.4)

Second double bedroom, rear aspect window, radiator.

Bathroom

Suite in white comprising bath with electric shower over, WC and wash basin. Tiled walls, radiator, frosted window.



Outside
Small enclosed private rear courtyard.

Parking
On street parking.

Directions



Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING / PETS CONSIDERED

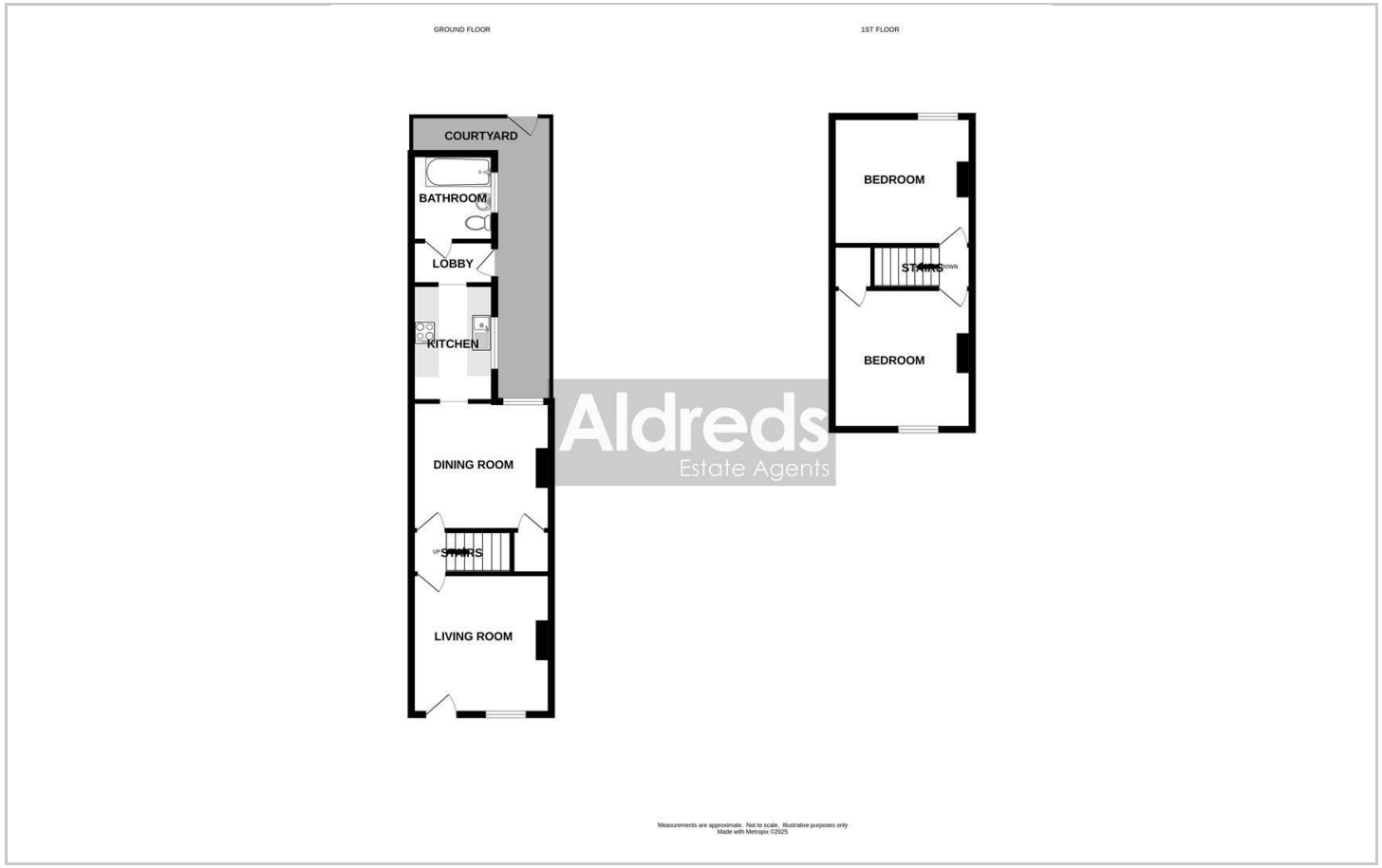
ADDITIONAL INFO

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.

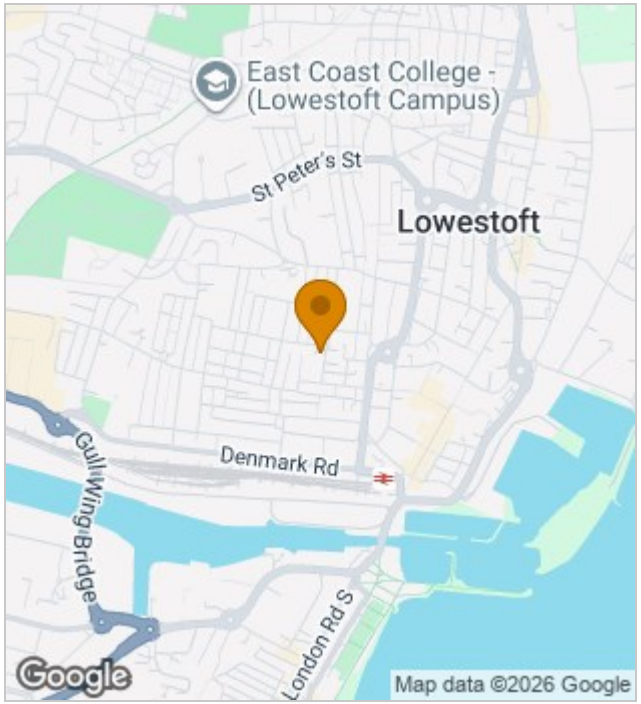
Council Tax Band

Council Tax Band- A

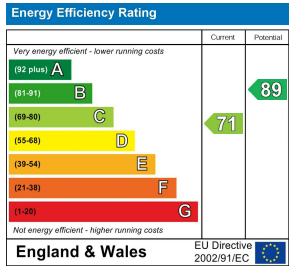
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
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 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.
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 is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered 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.