



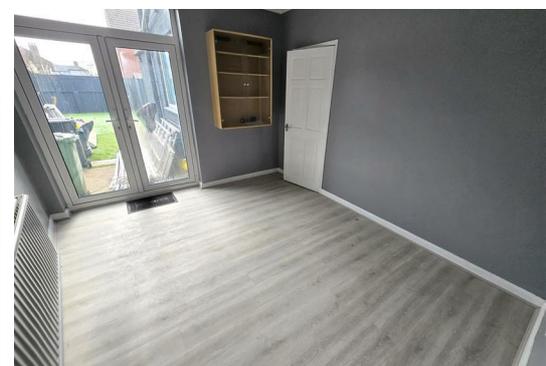
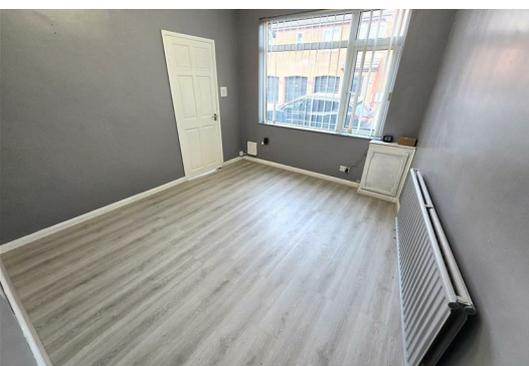
## 1 Maidstone Road

, Lowestoft, NR32 2AY

£1,100 PCM



With all three bedrooms and bathroom leading off landing, Aldreds are pleased to offer this well presented and spacious end terrace house in this convenient location. The ground floor offers an entrance hall, two reception rooms, kitchen, rear hallway shower room and a WC. Approx. south facing rear garden. Gas central heating and double glazing.



### Entrance Hall

Door to front, stairs to landing, storage cupboard, radiator

### Lounge 12'9" x 11'1" max 9'6" min (3.9 x 3.4 max 2.9 min)

Double glazed window to front aspect, radiator

### Dining Room 12'9" x 10'7" max (3.9 x 3.23 max)

Double glazed French doors to rear, radiator

### Kitchen 12'0" x 9'1" (3.66 x 2.77)

Base & wall units with worktops, double glazed window to side aspect, wall mounted gas boiler, storage cupboard, sink with drainer, plumbing for washing machine, electric cooker point

### Rear Hallway

Door to side, storage cupboard

### WC

Low level WC

### Shower Room

Shower

### Landing

Loft access. Three bedrooms and bathroom leading off

### Bedroom 1 14'5" max 12'9" min x 12'9" (4.4 max 3.9 min x 3.9)

Double glazed window to front aspect, radiator, storage cupboard

### Bedroom 2 12'9" x 10'5" max 9'2" min (3.9 x 3.2 max 2.8 min)

Double glazed window to rear aspect, radiator

### Bedroom 3 9'1" x 5'10" (2.77 x 1.8)

Double glazed window to side aspect, radiator

### Bathroom 5'6" x 5'5" (1.7 x 1.67)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect.

### Outside

To the front there is a forecourt. To the rear there is an approx. south facing lawned garden with patio, shed.

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band A

### Additional Info

#### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), 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.

#### 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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## Area Map



## Floor Plans



## Energy Efficiency Graph

