

Aldreds

Lettings



30 Anchor Way, Carlton Colville, Lowestoft, NR33 8GR

£950 PCM





£950 PCM

30 Anchor Way

Carlton Colville, Lowestoft, NR33 8GR

- Lovely Two Bedroom Semi Detached Property
- Enclosed Rear Garden With Shed
- Two Bedrooms With Fitted Wardrobes
- Sought After Location
- Spacious Living Room
- DG & GCH

A lovely two bedroom semi detached property situated in the ever popular area of Carlton Colville. The property offers accommodation of entrance hall, fitted kitchen, spacious living room with patio doors to the enclosed rear garden, two bedrooms, both with fitted wardrobes and a family bathroom with three piece suite. The property is available NOW!!!



Entrance Hall

With stairs rising to the first floor landing and doors to all ground floor rooms.

Kitchen 12'4" x 7'2" (3.76 x 2.19)

Fitted with a good range of wall and base level storage units, integrated stainless steel electric oven with four ring gas hob and extractor fan over, plumbing for washing machine, tiled splashbacks, inset stainless steel sink unit and double glazed window to the front aspect.

Living Room 11'8" x 13'5" (3.58 x 4.11)

A spacious living room with double glazed sliding patio doors giving access to the rear garden, feature media wall and radiator.

First Floor Landing

With doors off to all first floor rooms



Bedroom One 11'3" (to wardrobe front) x 9'0" (3.43 (to wardrobe front) x 2.76)

With built in wardrobe, double glazed window to the rear aspect and radiator.

Bathroom

With a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen.

Bedroom Two 11'5" (max to wardrobe front) x 8'2" (3.49 (max to wardrobe front) x 2.51)

With a fitted wardrobe, fitted airing cupboard, double glazed window to the front aspect and radiator.

Outside

The property benefits from a well maintained lawned rear garden with brick wall borders, gate to the front of the property and wooden shed,

Directions



Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

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.

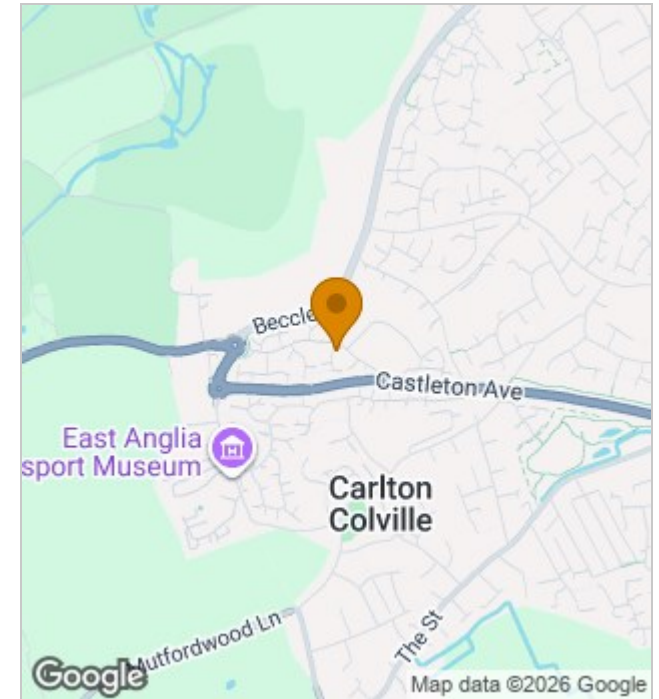
Council Tax Band

Council Tax Band- B

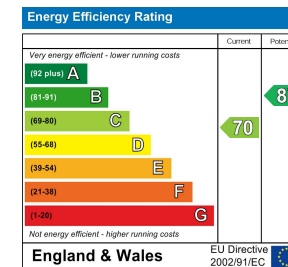
Floor Plans



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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA