



£950 PCM

141 Gorleston Road

Terraced House | 3 Bedrooms | 1 Bathroom

01502 565877

**Lisa's  
Homes**  
Specialising in Lettings & Management

[www.lisashomes.co.uk](http://www.lisashomes.co.uk)



# Step Inside

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## Key Features

- Recently Renovated Throughout
- Newly Refurbished Modern Kitchen
- Rear Parking
- Gas Central Heating
- Three Well-Proportioned Bedrooms
- Central Oulton Broad Location
- Generous Rear Garden
- High EPC Rating (C)
- Rear Parking
- No Deposit Option Available

## Property Description

RENOVATED THREE-BEDROOM HOME IN THE HEART OF OULTON BROAD Lisa's Homes is delighted to present this recently renovated three-bedroom terraced home, ideally situated in the heart of Oulton Broad, one of Lowestoft's most sought-after locations. PLEASE NOTE: The affordability of this property requires an income of £2,375 TENANCY START DATE: Immediate Start NO DEPOSIT OPTION AVAILABLE FOR TENANTS, GREATER PROTECTION FOR LANDLORDS

## Main Particulars

RECENTLY RENOVATED THREE-BEDROOM HOME IN THE HEART OF OULTON BROAD

Lisa's Homes is delighted to present this RECENTLY renovated three-bedroom terraced home, ideally situated in the heart of Oulton Broad, one of Lowestoft's most sought-after locations.

Recently refurbished throughout, the property offers bright and well-presented accommodation, combining modern updates with charming original features. The ground floor comprises a welcoming lounge and separate dining room, both benefiting from attractive original fireplaces that add character to the home.

To the rear of the property is a newly refurbished modern kitchen, offering a stylish and practical space for everyday living. A contemporary family bathroom completes the ground floor accommodation.

Upstairs, the property benefits from three well-proportioned bedrooms, providing flexible living space suitable for families, professionals, or those working from home.

Externally, the property enjoys a generous rear garden and is perfectly positioned within walking distance of local amenities, transport links, and highly regarded schools, making it an excellent home in a prime Oulton Broad location.

PLEASE NOTE: The affordability of this property requires an income of £2,375

TENANCY START DATE: Immediate Start

NO DEPOSIT OPTION AVAILABLE FOR TENANTS, GREATER PROTECTION FOR LANDLORDS

### TENANCY INFORMATION

The property is offered on a periodic (month to month) tenancy agreement, unless otherwise stated in writing. The tenancy will commence following successful referencing, completion of documentation, and agreement of move in date. All tenancies are legally binding agreements.

### DEPOSIT / REPOSIT OPTION

A tenancy deposit of up to five weeks' rent is required and will be protected in a government-approved tenancy deposit scheme. Alternatively, a deposit replacement option (Reposit) may be available for eligible tenants. This is an insurance-based product and is not a deposit. Eligibility criteria and separate terms apply.

### HOLDING DEPOSIT

A holding deposit equivalent to one week's rent may be required to reserve the property whilst referencing is completed. This will be deducted from the first month's rent upon successful application. The holding deposit may be retained in line with legislation if the applicant:

Withdraws from the tenancy

Fails a Right to Rent check

Provides false or misleading information

Fails to take reasonable steps to enter into the tenancy within the agreed timeframe

#### RENT & PAYMENT TERMS

Rent is payable monthly in advance by standing order unless otherwise agreed.

Tenants are responsible for all utilities and outgoings unless explicitly stated otherwise, including:

Council Tax

Gas (if applicable)

Electricity

Water

TV Licence

Broadband/telephone

#### REFERENCING & AFFORDABILITY

All applicants are subject to referencing via Rightmove Referencing (or appointed provider). This includes credit checks, affordability assessment, and landlord/employment references where applicable. As a general guideline:

Household income is typically expected to be around 2.5 times the annual rent

Guarantors (if required) are typically expected to earn around 3 times the annual rent

A guarantor may be required depending on individual circumstances, including affordability or adverse credit history.

Where a guarantor is required and none is available, applicants may explore third-party guarantor services (e.g. RentGuarantor), subject to their own approval criteria.

#### RIGHT TO RENT

All adult occupiers must provide valid identification and proof of their legal Right to Rent in the UK. Original identification documents will be required to be seen prior to or at the tenancy start date.

#### PETS

Pets may be considered on a case-by-case basis with landlord approval. A pet application may be required as part of the decision-making process.

#### TENANCY START DATE, PROCESS & DOCUMENTATION

The tenancy will commence as soon as reasonably practicable following successful referencing and completion of all required documentation. All tenancy documentation will be completed electronically.

You will have access to an online tenant portal where you can view tenancy documents, receive updates, and report maintenance issues throughout your tenancy.

An inventory will be provided and completed at the start of the tenancy on the day you move into the property.

#### PERMITTED PAYMENTS

In accordance with the Tenant Fees Act 2019, permitted payments may include:

Rent

Tenancy deposit or Reposit option

Holding deposit

Default charges (e.g. late rent interest up to 3% above Bank of England base rate, replacement keys/security devices at reasonable cost)

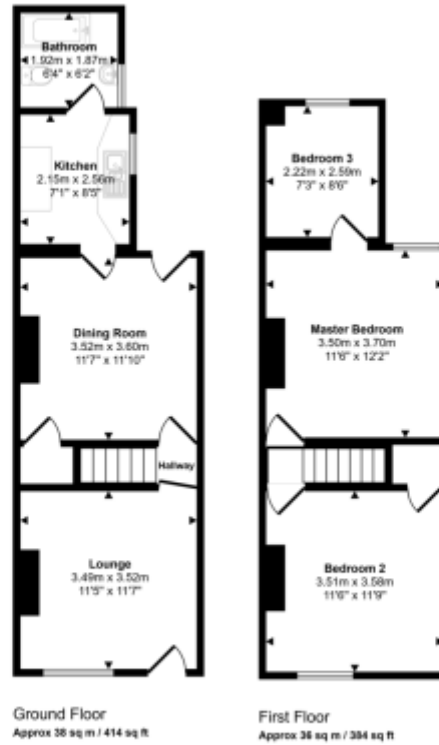
Tenancy variation (capped at £50 including VAT or reasonable costs incurred)

#### AGENT INFORMATION

Lisa's Homes (trading as R King Resources Ltd) is a member of a Client Money Protection Scheme and a Property Redress Scheme. Further details available upon request.



Approx Gross Internal Area  
74 sq m / 796 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01502 565877

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