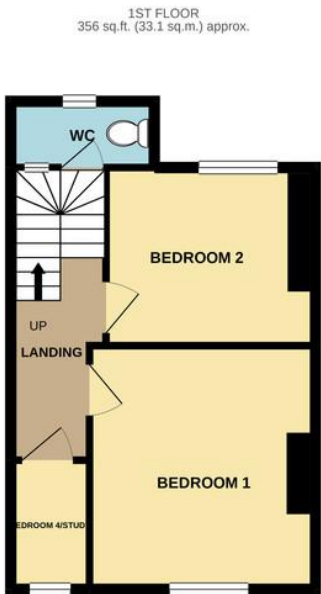


**Tenure:** Freehold  
**Council Tax Band:** A  
**EPC Rating :** 'D60'  
**Local Authority:** East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		



TOTAL FLOOR AREA: 1098 sq.ft. (102.1 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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£155,000  
Offers In Excess Of



## Dukes Head street

Lowestoft, NR32 1JY

- Fully modernised throughout
- 4 Separate bedrooms
- Set across 3 floors
- Walking distance to the town centre
- Newly fitted gas combi boiler

**PAUL  
HUBBARD**

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Suffolk  
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01502 531218

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





## Description:

### LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich

### ENTRANCE HALL

UPVC double glazed door to front aspect, dado rail, picture rail, vinyl flooring, doors opening to sitting room, dining room, kitchen and stairs to first floor landing.

### SITTING ROOM

12' 5" x 12' 5" (3.8m x 3.8m)  
UPVC double glazed window to front aspect, carpet flooring, feature brick fireplace, picture rail, dado rail, stairs and opening leading to dining room.

### DINING ROOM

9' 10" x 7' 6" (3.0m x 2.3m)  
UPVC double glazed French doors to rear aspect, carpet flooring, dado rail, feature brick fireplace.

### KITCHEN

14' 5" x 10' 9" (4.4m x 3.3m)  
UPVC double glazed window and door to side aspect, vinyl flooring, part tile walls, loft hatch, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, electric hob and oven, space for washing machine, fridge freezer, door opening to family bathroom and storage cupboard with newly fitted gas combi boiler inside.

### BATHROOM

5' 10" x 5' 6" (1.8m x 1.7m)  
UPVC double glazed window to side aspect, vinyl flooring, part tile walls, pedestal wash basin, toilet, panel bath with shower attachment.

### FIRST FLOOR LANDING

Carpet flooring, dado rail, doors opening to bedrooms 1, 2, and 4, carpet stairs to second floor landing.

### WC

8' 2" x 2' 7" (2.5m x 0.8m)  
UPVC double glazed window to rear aspect, single glazed window to front aspect, vinyl flooring, part tile walls, toilet.

### BEDROOM 1

12' 5" x 11' 9" (3.8m x 3.6m)  
UPVC double glazed window to front aspect, dado rail, carpet flooring.

### BEDROOM 2

12' 1" x 9' 2" (3.7m x 2.8m)  
UPVC double glazed window to rear aspect, picture rail, carpet flooring.

### BEDROOM 4

6' 6" x 3' 7" (2.0m x 1.1m)  
UPVC double glazed window to front aspect, carpet flooring.

### STAIRS LEADING TO SECOND FLOOR

Carpet stairs, door opening to bedroom 3.

### BEDROOM 3

12' 9" x 10' 2" (3.9m x 3.1m)  
UPVC double glazed window to side aspect, carpet flooring, door opening to storage cupboard.

### OUTSIDE

To the rear of the property a paved courtyard with a raised brick flower bed and storage container, all within a brick wall surround.

Potential off road parking located to the side of the property.

### FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

