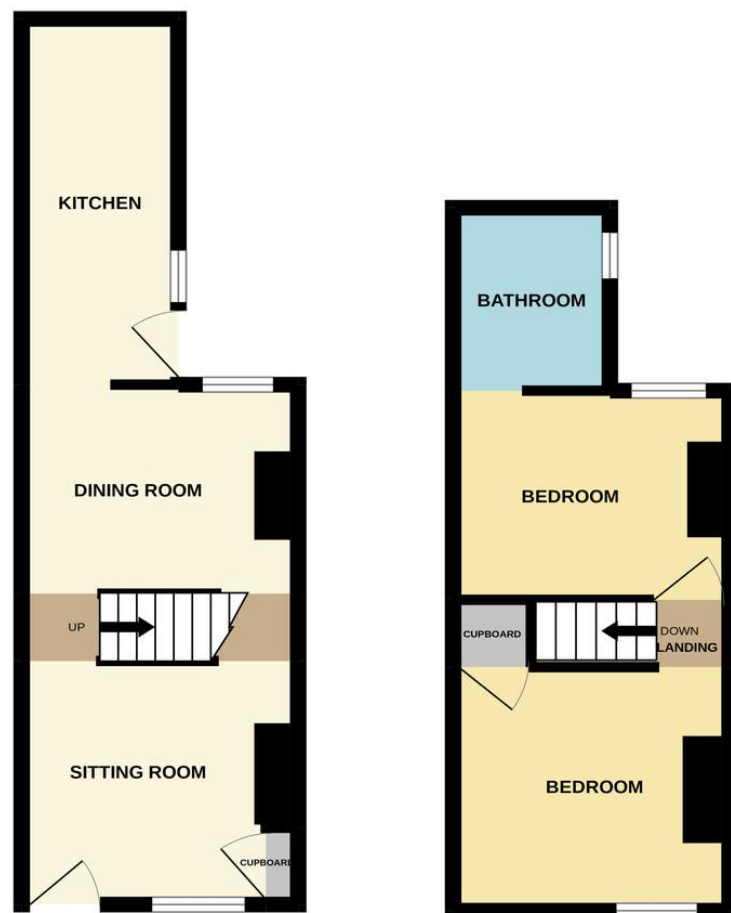


Tenure: Freehold
Council Tax Band: A
EPC Rating: 'd62'
Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.

1ST FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.7 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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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



£120,000
 Offers in excess of

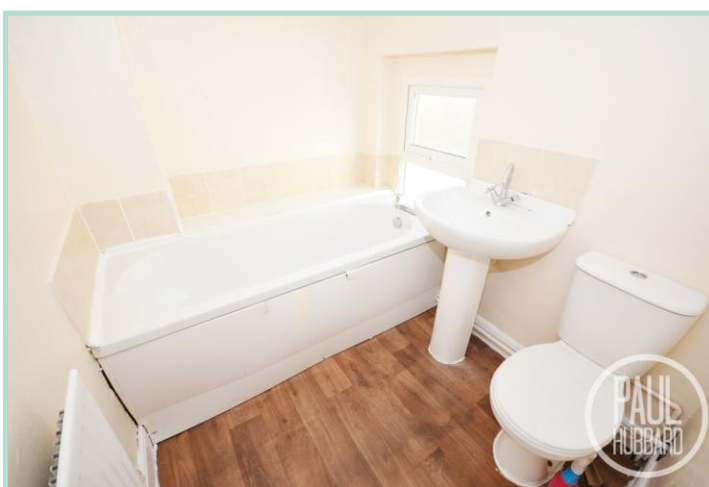


Roman Road

Lowestoft, NR32 2DG

- Ideal for the first time buyer or investor
- Chain free
- Two double bedrooms
- Estimated rental income £675pcm (6.75% yield)
- Gas central heating





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.

SITTING ROOM

9' 10" x 9' 2" (3.0m x 2.8m)
UPVC double glazed window and entrance door to front aspect, carpet flooring, radiator, door opening to cupboard with meter inside and opening to stairs leading to first floor landing and dining room.

DINING ROOM

9' 6" x 7' 10" (2.9m x 2.4m)
UPVC double glazed window to rear aspect, carpet flooring, radiator, step with opening leading down to the kitchen.

KITCHEN

13' 9" x 5' 6" (4.2m x 1.7m)
UPVC double glazed window to side aspect with timber door opening to rear courtyard, tile flooring, part tile walls, radiator, units above and below, stainless steel sink with drainer, extractor fan, 4 ring electric hob, integrated oven with spaces for washing machine and fridge.

STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, door and opening to bedrooms 1 and 2.

BEDROOM 1

9' 10" x 9' 2" (3.0m x 2.8m)
UPVC double glazed window to rear aspect, carpet flooring, radiator, feature fire and opening to bathroom.

BEDROOM 2

9' 6" x 7' 10" (2.9m x 2.4m)
UPVC double glazed window to front aspect, carpet flooring, radiator, feature fireplace, door opening to cupboard with gas combi boiler inside.

BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m)
UPVC double glazed window to side aspect, vinyl flooring, radiator, toilet, pedestal wash basin, bath with part tile walls.

OUTSIDE

The rear of the property features a concrete courtyard with timber gate opening to alley access shared with the neighbouring 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.

