

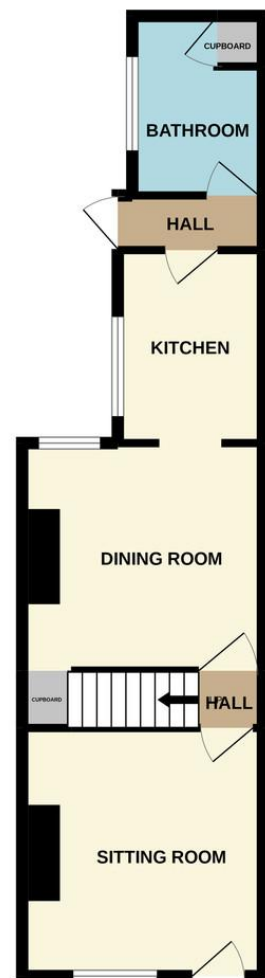
Tenure: Freehold

Council Tax Band: A

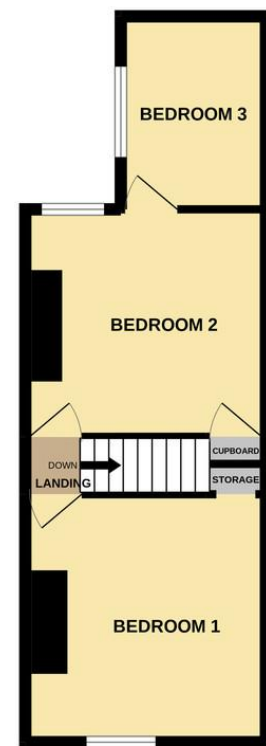
EPC Rating : 'TBC'

Local Authority: East Suffolk Council

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Head Office
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
propertyfile@paulhubbardonline.com
m
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



£150,000
Asking Price O



Norwich Road

Lowestoft, NR32 2BP

- Chain free
- 3 Bedrooms
- Opportunity to put your own stamp on it!
- Close to local amenities
- Popular North Lowestoft location



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

11' 9" x 11' 5" (3.6m x 3.5m)

UPVC double glazed window and entrance door to front aspect, laminate flooring, open fireplace, door opening to hallway with stairs to first floor landing and door opening to dining room.

DINING ROOM

11' 5" x 10' 9" (3.5m x 3.3m)

UPVC double glazed window to rear aspect, laminate flooring, dado rail, storage heater, opening to under stairs storage cupboard and kitchen.

KITCHEN

9' 2" x 6' 10" (2.8m x 2.1m)

Timber single glazed window to side aspect, laminate and vinyl flooring, part tile walls, sink with drainer, units above and below, space for an electric oven, fridge, freezer and washing machine, door opening to rear hall.

REAR HALL

6' 10" x 2' 7" (2.1m x 0.8m)

UPVC double glazed door to side aspect opening into the garden, laminate flooring, door opening to bathroom.

BATHROOM

8' 6" x 6' 2" (2.6m x 1.9m)

Timber single glazed window to side aspect, laminate flooring, pedestal wash basin, toilet, bath, part tile walls, door opening to airing cupboard with water tank inside.

LANDING

Carpet flooring, loft hatch, doors opening to bedrooms 1 and 2.

BEDROOM 1

11' 9" x 11' 5" (3.6m x 3.5m)

UPVC double glazed window to front aspect, original wood flooring, dado rail.

BEDROOM 2

11' 5" x 10' 9" (3.5m x 3.3m)

UPVC double glazed window to rear aspect, carpet flooring, storage heater, doors opening to storage cupboard and bedroom 3.

BEDROOM 3

9' 2" x 6' 10" (2.8m x 2.1m)

UPVC double glazed window to side aspect, original wood flooring.

OUTSIDE

To the front of the property an easily maintained shingle and concrete garden with pathway that leads up to the main entrance door.

To the rear of the property a concrete pathway leads up to a courtyard which is fully enclosed within a timber fence and brick wall surround with timber gate opening to alley access.

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.