

£200,000

Guide Price



Arnold Street

Lowestoft, NR32 1PU

- Beautifully presented throughout
- Three separate bedrooms set over three floors
- 2 x family bathrooms
- Private driveway with ample parking
- 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.



ENTRANCE HALL

UPVC double glazed entrance door to front aspect, vinyl flooring, dado rail, picture rail, radiator, stairs to first floor landing, doors opening to WC and reception/diner.



SITTING ROOM

14' 5" x 11' 9" (4.4m x 3.6m)

UPVC double glazed window to front aspect, carpet flooring, radiator, dado rail, gas fire.

WC

5' 10" x 2' 11" (1.8m x 0.9m)

UPVC double glazed window to rear aspect, vinyl flooring, toilet, wall mounted hand wash basin, picture rail.



DINING ROOM/RECEPTION

14' 1" x 11' 1" (4.3m x 3.4m)

UPVC double glazed French doors to rear aspect opening into the garden, laminate flooring, radiator, dado rail, opening to under stairs storage space and kitchen.



KITCHEN

10' 9" x 6' 6" (3.3m x 2.0m)

UPVC double glazed window to side aspect, laminate flooring, units above and below, laminate work surfaces, part tile walls, stainless steel sink with drainer, extractor fan, ceramic hob, cupboard housing a gas boiler, integrated oven and fridge freezer, space for washing machine, sliding door opening to lobby.



LOBBY

UPVC double glazed door to side aspect opening into the garden, tile flooring, doors opening to built in cupboard and bathroom.

BATHROOM

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

UPVC double glazed window to rear aspect, tile flooring, tile walls, heated towel rail, toilet, pedestal wash basin, bath with mains fed shower above.



STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, doors opening to bedrooms 1-2, shower room, stairs leading to bed 3/attic room and built in storage cupboards.

SHOWER ROOM

11' 1" x 6' 6" (3.4m x 2.0m)

UPVC double glazed window to rear aspect, vinyl flooring, heated towel rail, vanity unit with inset wash basin and toilet with hidden cistern, mains fed rainfall shower with handheld attachment behind a glass enclosure.



BEDROOM 1

17' 4" x 11' 1" (5.3m x 3.4m)

UPVC double glazed window to front aspect, carpet flooring, radiator, doors opening to built in storage cupboard and wardrobes.

BEDROOM 2

11' 1" x 10' 9" (3.4m x 3.3m)

UPVC double glazed window to rear aspect, carpet flooring, radiator.

ATTIC ROOM/BEDROOM 3

16' 8" x 14' 1" (5.1m x 4.3m)

UPVC double glazed dormer window to front aspect, original wood flooring, doors opening to ample built in cupboards.

OUTSIDE

To the front of the property a level timber gate opens to a brick weave pathway which leads up to the main entrance door and a patio front garden.

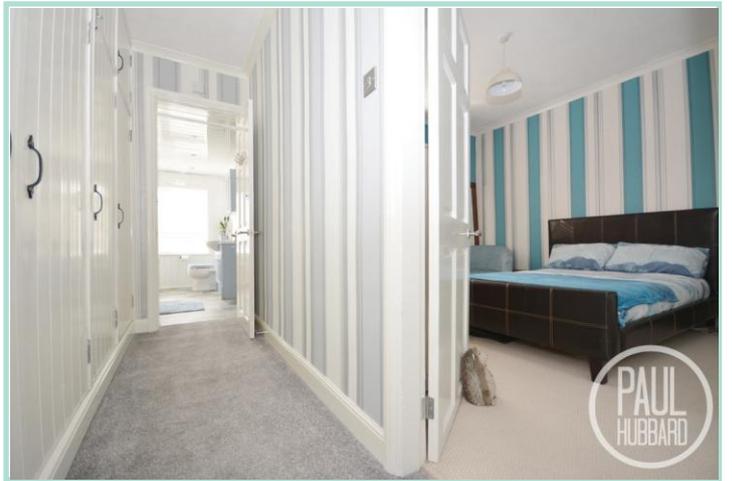
To the rear of the property a patio seating area and pathway leads up to plant and shrub borders, artificial lawn areas, storage containers and a level timber gate which leads to a secondary timber gate opening to

off road parking for multiple vehicles located at the base of the property, all fully enclosed by double gates which open to rear 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.





Tenure: Freehold

Council Tax Band:

EPC Rating : 'TBC'

Local Authority: East Suffolk Council



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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