

£230,000

Asking Price Of



Grosvenor Road

Lowestoft, NR33 0BW

- Stunning period family home
- 5 separate bedrooms
- Family bathroom and shower room
- South West facing garden
- Chain free

**PAUL
HUBBARD**



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 PORCH

7' 2" x 4' 7" (2.2m x 1.4m)

Timber entrance door and double glazed window to front aspect, tile flooring, door opening into entrance hall.

ENTRANCE HALL

Tile flooring, radiator, carpet stairs to first floor landing, doors opening to under stairs storage cupboard, additional storage cupboard, sitting room and kitchen/breakfast room.

SITTING ROOM

16' 0" x 11' 5" (4.9m x 3.5m)

Timber double glazed bay window to front aspect, laminate flooring, radiator, open chimney, radiator, timber internal windows and double doors opening into the dining/reception room.

DINING ROOM/RECEPTION ROOM

17' 0" x 10' 2" (5.2m x 3.1m)

A large UPVC double glazed window to rear aspect, laminate flooring, radiator, door opening into kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

22' 7" x 8' 2" (6.9m x 2.5m)

x1 Timber single glazed window and x1 timber double glazed window to side aspects with timber door opening into the garden, vinyl flooring, x2 radiators, part tile walls, units above and below, double stainless steel sink with drainer, extractor fan, integrated dishwasher, fridge freezer, double oven and grill, door opening to entrance hall.



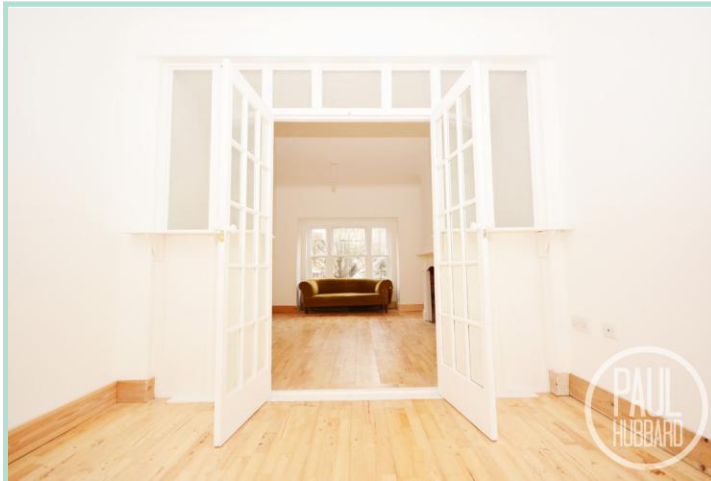
STAIRS TO FIRST FLOOR LANDING

x2 Timber double glazed sash windows to front and side aspect, carpet flooring, radiator, stairs to second floor landing, doors opening to storage cupboard, shower room, bathroom and bedrooms 1-3.

SHOWER ROOM

6' 6" x 4' 7" (2.0m x 1.4m)

Timber double glazed window to side aspect, laminate tile flooring, radiator, toilet, vanity unit with inset wash basin, feature wall with mains fed shower behind.



BATHROOM

9' 2" x 4' 11" (2.8m x 1.5m)

Timber double glazed window to side aspect, vinyl flooring, part tile walls, radiator, pedestal wash basin, toilet, bath with handheld shower attachment.

BEDROOM 1

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

Timber double glazed sash window to front aspect, original wood flooring and radiator.



BEDROOM 2

10' 9" x 10' 5" (3.3m x 3.2m)

Timber double glazed sash window to rear aspect, original wood flooring, radiator, door opening to under stairs storage cupboard.

BEDROOM 3

13' 1" x 8' 2" (4.0m x 2.5m)

x2 Timber double glazed windows to side and rear aspect, carpet flooring and radiator.

STAIRS LEADING TO SECOND FLOOR LANDING

Carpet flooring, doors opening to storage cupboard and bedrooms 4-5.

BEDROOM 4

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

Timber double glazed sash window to front aspect, original wood flooring, radiator and built in shelving.

BEDROOM 5

10' 9" x 10' 5" (3.3m x 3.2m)

Timber double glazed sash window to rear aspect, original wood flooring, radiator and built in shelving.

OUTSIDE

To the front of the property a level timber gate opens to a tiled pathway which leads up to a concrete and shingle front garden with shrub borders, main entrance door and timber gate to side aspect opening to the rear garden.

To the rear of the property a south west facing patio garden with raised plant borders featuring mature trees, a timber gate opens to alley access and doors open to x2 store rooms.

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: B
EPC Rating : 'e45'
Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		



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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