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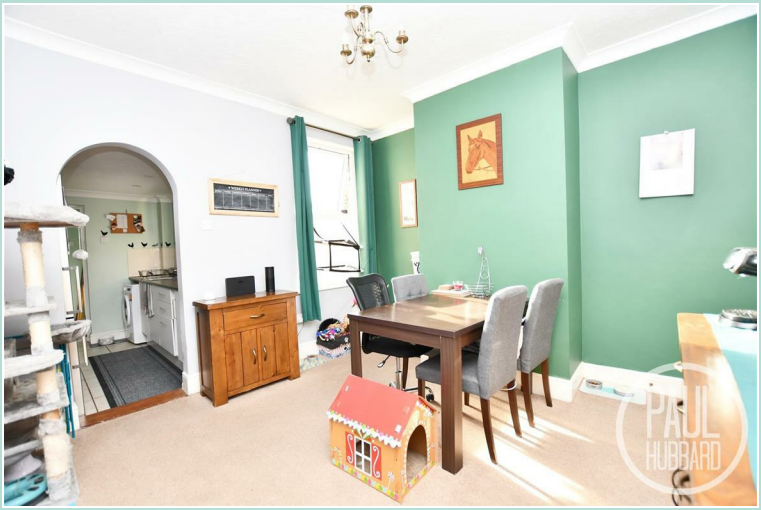
£125,000
Offers In Excess Of



Oxford Road

Suffolk, NR32 1TW

- Buy To Let investors only
- Sold with tenant in situ
- Three bedrooms
- £675 PCM - 6.23% rental yield
- Well presented throughout
- Close to local amenities
- **End Terraced**
- Enclosed rear garden
- Walking distance to town centre
- Ideal for school catchments

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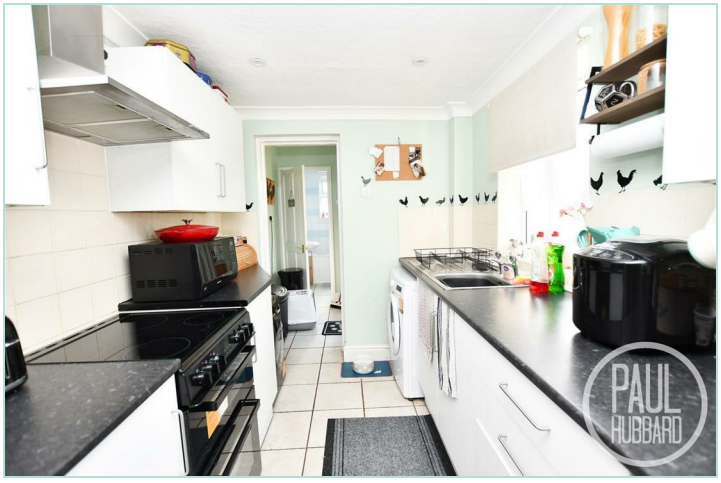


LOCATION

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.

LOUNGE

3.5 x 2.7

UPVC double glazed window to front aspect, carpet flooring, gas feature fireplace, stairs leading to first fooor landing and door opening into dining room.

DINING ROOM

3.7 x 3.5

UPVC double glazed window to rear aspect, carpet flooring, door opening to under stair storage cupboard and opening into kitchen.

KITCHEN

3.0 x 2.1

UPVC double glazed window to side aspect, tile flooring, units above and below work surfaces with inset stainless steel sink and drainer. Oven, grill, ceramic hob and extractor fan. Spaces for fridge freezer, washing machine and tumble dryer. Opening to rear hall.

REAR HALL

Tile flooring, UPVC doubel glazed door opening to rear garden, door opening to bathroom and counterworktop with cupabords below.

BATHROOM

2.0 x 1.9

UPVC double glazed window to rear aspect, tile flooring, toilet, pedestal wash basin and panelled bath with mains fed shower above.

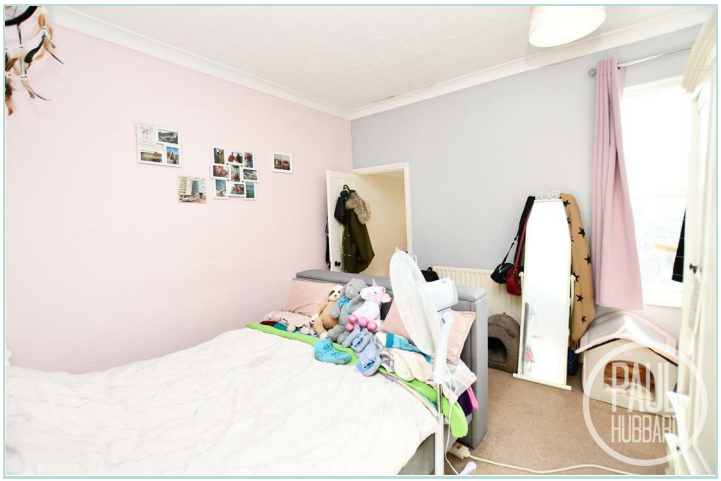
STAIRS LEADING TO FIRST FLOOR LANDING

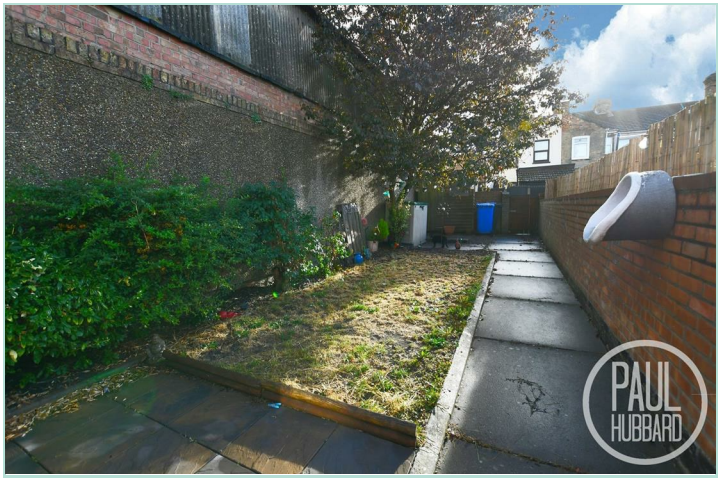
Carpet flooring and doors opening to bedrooms 1-2

BEDROOM 1

3.8 x 3.5

UPVC double glazed window to front aspect, carpet flooring and door opening to storage cupabrod.





BEDROOM 2

3.7 x 3.6

UPVC double glazed window to rear apsect, carpet flooring and door opening to bedroom 3

BEDROOM 3

3.0 x 2.1

UPVC double glazed window to rear aspect and carpet flooring

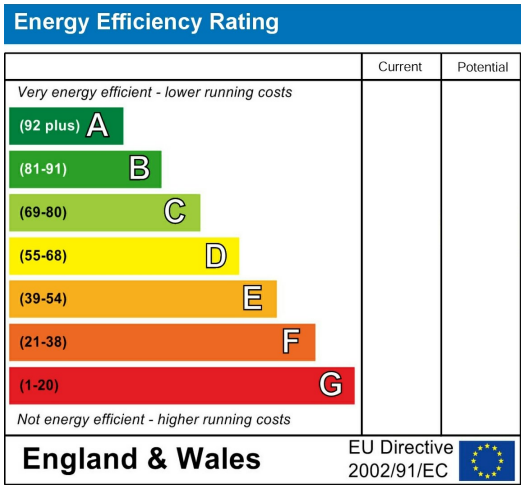
OUTSIDE

To the front of the property is a paved garden set within a brick wall surround. To the rear is a raised laid lawn garden with paved walkway, door opens to timber storage shed and gated access opens to rear.

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: A
EPC Rating:
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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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