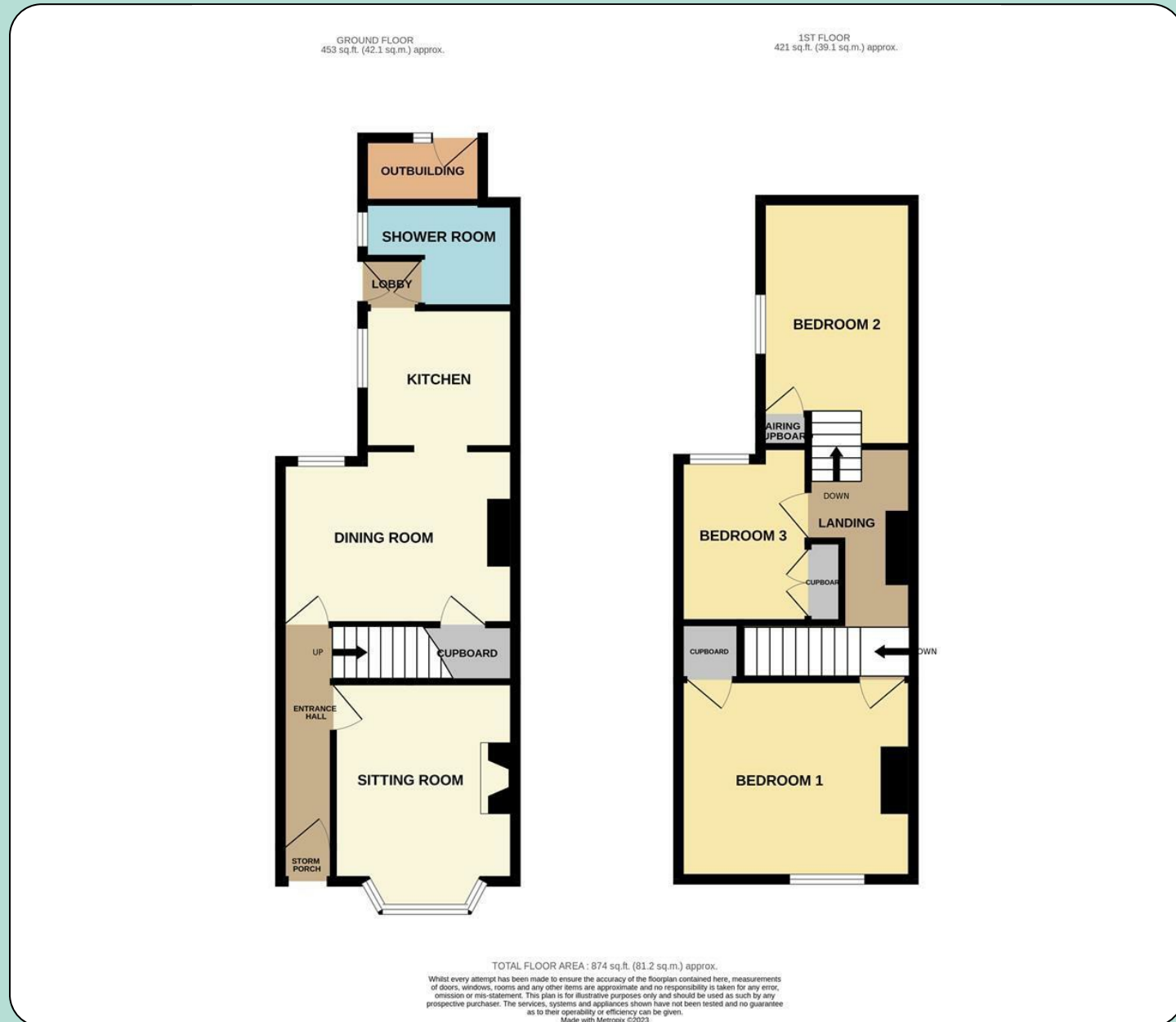


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£170,000
 Asking Price



London Road South
 , NR33 0LB

- 3 Bedroom mid terrace
- Situated in popular Pakefield location
- Close to local amenities
- South east facing garden
- Chain free
- Bay fronted
- Ideal for public transport links
- Separate entrance hall
- Newly fitted flooring throughout
- Opportunity to put your own stamp on it

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

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 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 and 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

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Location

This 3 bedroom mid terrace property is situated in the Heart of an English Coastal Town Lowestoft, which is nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 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 the front aspect, newly fitted carpet throughout, radiator, dado rail, stairs leading to the first floor landing and doors opening to the sitting room and dining room.

Sitting Room

4.2m into bay x 3.1m
UPVC double glazed bay window to the front aspect, newly fitted carpet throughout, x3 radiators, electric fire and picture rail.

Dining Room

4.0m x 3.0m max
UPVC double glazed window to the rear aspect, newly fitted carpet throughout, radiator, picture rail, door opening to an under stairs cupboard and opening to the kitchen.

Kitchen

2.6m x 2.4m
UPVC double glazed window to the side aspect, vinyl tile flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, stainless steel sink with drainer, wall mounted gas boiler, space for appliances including a washing machine, oven and fridge. Opening to the rear lobby.

Lobby

UPVC double glazed door to the side aspect opening into the garden, vinyl tile flooring throughout, radiator and door opening to the wet-room.

Shower Room

2.5m max x 1.8m
UPVC double glazed window to the side aspect, wet room flooring throughout, part tile walls, radiator, wall mounted hand wash basin, toilet and a walk in electric shower.

First Floor Landing

Newly fitted carpet throughout, radiator and doors opening to bedrooms 1-3.

Bedroom 1

4.1m x 3.4m
UPVC double glazed window to the front aspect, newly fitted carpet throughout, radiator and a door opening to built in cupboard which houses the loft hatch.

Bedroom 2

4.3m max x 2.5m
UPVC double glazed window to the side aspect, newly fitted carpet throughout, door opening to the airing cupboard and a radiator.

Bedroom 3

3.0m max x 2.2m
UPVC double glazed window to the rear aspect, newly fitted carpet throughout, radiator and double doors opening to a built in cupboard.

Outside

To the front of the property a level timber gate opens to a fully enclosed shingle garden with concrete pathway which leads up to a storm porch.

To the rear of the property a concrete pathway leads up to a concrete seating area, a brick built outhouse and a south east facing laid lawn garden with shingle and plant borders. A timber gate to the side aspect provides bin access round to the front across the neighbouring properties.

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.

