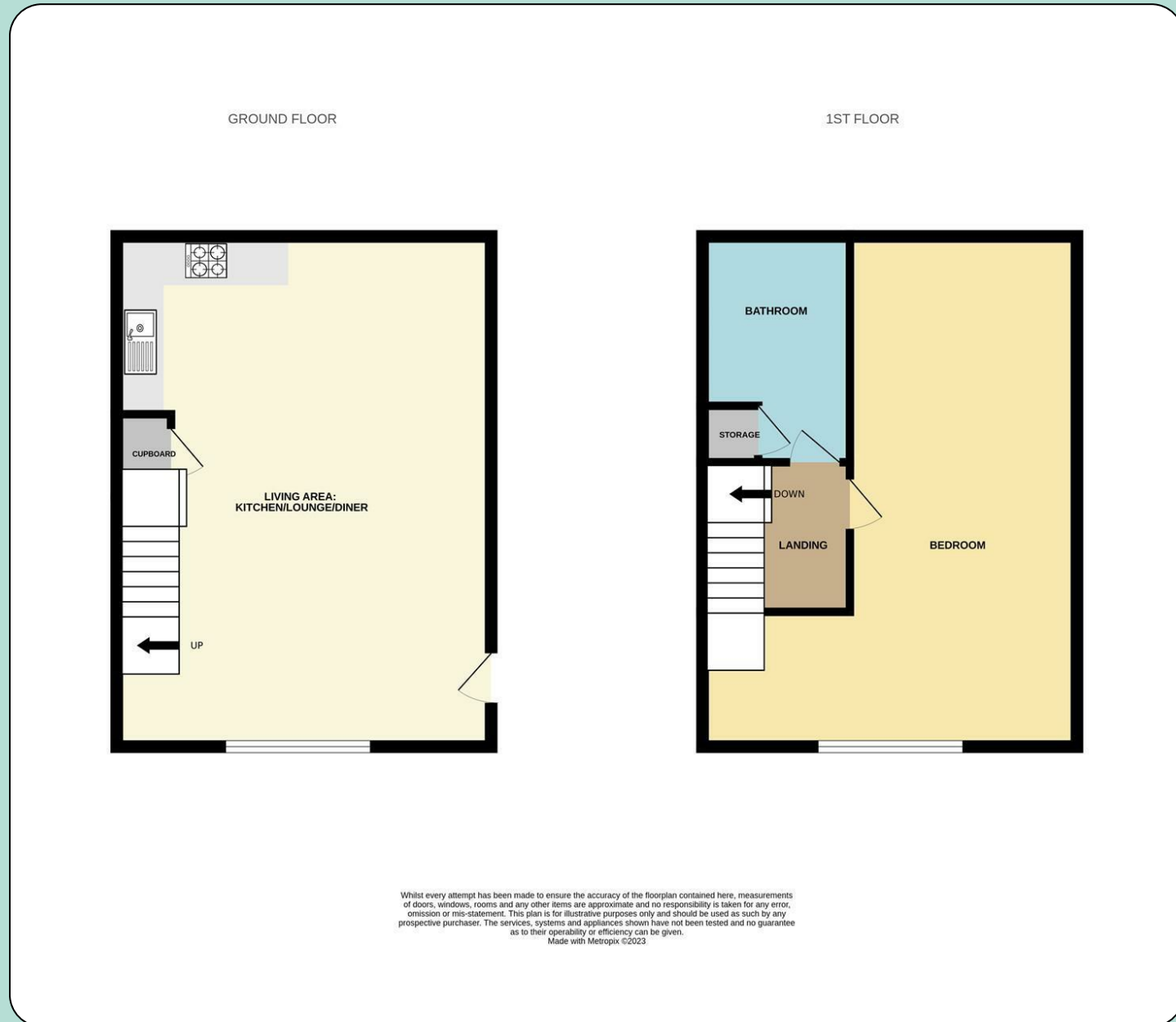


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating:  
 Local Authority: East Suffolk Council

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

£95,000  
Offers Over



## Stanley Street , NR32 2DY

- Unique historic maisonette conversion within an old church
- Chain-free, ideal for immediate purchase
- Beautiful blend of modern fittings and original architectural features
- Strong potential for capital growth and rental yield
- Conveniently located near town centre and transport links
- Spacious double bedroom with charming original details
- Bright and airy living spaces throughout
- Prime location close to coastal amenities and schools
- Open-plan layout for versatile living and dining
- Tenant in situ, generating £625.00 PCM in rental income

Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

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[info@paulhubbardonline.com](mailto: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 historic maisonette is located just walking distance from the main town centre and close to other local amenities within the heart of North Lowestoft, an English Coastal Town 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

Charming timber front door opening into entrance hall.

### Main Living Area

5.9 x 5.6

Front door opening into living area with timber window to side, laminate flooring throughout, stairs leading to first floor landing and door opening to under stair storage cupboard.

Modern kitchen units above and below laminate work surfaces and tiled splashback. Stainless steel sink with drainer, integrated oven, induction hob and extractor fan with spaces for fridge and washing machine.

### First Floor Landing

Carpet flooring throughout with doors opening to bedroom and bathroom.

### Bathroom

2.7 x 2.0

Modern bathroom suite comprising of a panel bath with shower attachment, toilet and vanity sink, tiled splashbacks and heated towel rail. Door opening to airing cupboard and vinyl flooring throughout.

### Bedroom

7.3 x 5.4

Timber window to side with carpet flooring throughout and original beam features throughout.

### 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.

