

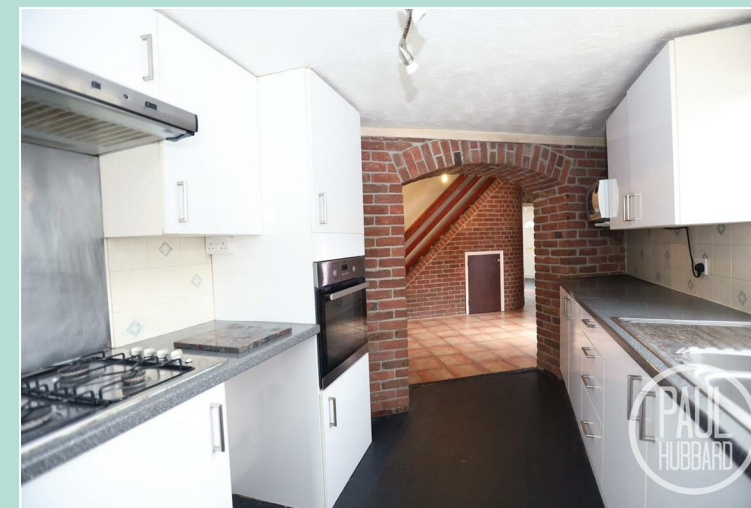
Tenure: Freehold
 Council Tax Band:
 EPC Rating:
 Local Authority:

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

£150,000
 Offers Around



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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Lawson Road

Lowestoft, NR33 0ET

- Substantial family home
- Fantastic opportunity for the first time buyer/BTL
- Three separate bedrooms
- Two reception rooms
- Hall way entrance
- Chain Free
- Gas combi boiler
- Great school catchment
- Moments walk to Lowestoft Beach
- Popular location

Paul Hubbard Estate Agents
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 Lowestoft
 Suffolk
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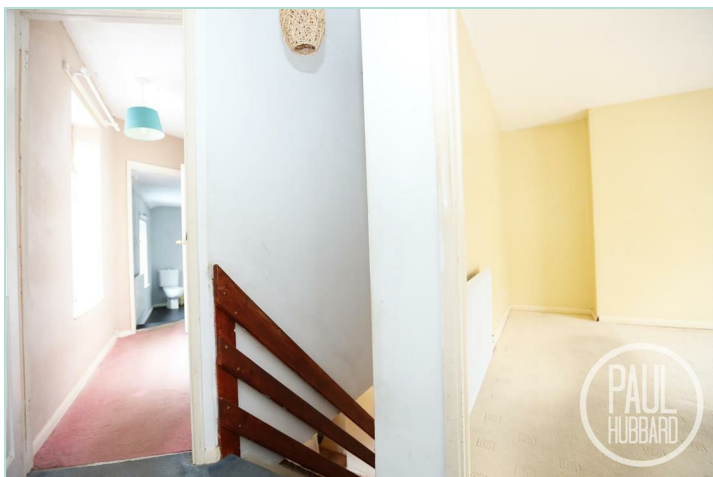
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Summary

Nestled along the stunning Suffolk coastline, Lowestoft offers a unique blend of natural beauty, rich history, and diverse housing options. Paul Hubbard are excited to introduce you to this fantastic opportunity.

Located right in the heart of Kirkley, this charming property is a truly unique find. It offers an ideal location with proximity to excellent schools, local conveniences, and convenient access to public transportation.

Upon entering, you'll discover a well-organized layout that caters to the essence of comfortable living. Two separate reception rooms provide versatility in how you choose to use the space, allowing for distinct areas for relaxation and entertainment, perfect for family gatherings or quiet moments of reflection.

The kitchen, while maintaining its original character, is designed for practicality. It's equipped with all the essentials for everyday living, making meal preparation a breeze and fostering a sense of togetherness in the heart of the home.

The property encompasses three separate bedrooms, each boasting its own unique charm and purpose, catering to your individual needs. The bathroom, thoughtfully proportioned, adds a touch of comfort to your daily routine.

In a nutshell, this character property in Kirkley offers a unique and fascinating opportunity for those who appreciate a central location, a thoughtful layout, and timeless charm. It invites you to make it your own and create lasting memories within its walls.

Entrance Hall

UPVC double glazed door opening to front aspect, UPVC double glazed window to side aspect, vinyl flooring and door opening to inner lobby.

Inner Lobby

Vinyl flooring, doors opening to lounge and opening into dining room

Lounge

5.2 3.6
X2 UPVC double glazed windows to front aspect, laminate flooring and gas feature fireplace

Dining room

64 38
UPVC double glazed to side aspect, vinyl flooring, stairs leading to first floor landing and opening into kitchen

Kitchen

4.2 3.7
UPVC double glazed window to side aspect and UPVC double glazed door opening to rear garden. Vinyl flooring, modern units above and below work surfaces with inset stainless steel sink and drainer. Integrated zanussi oven and gas oven and extractor fan. Spaces for washing machine and tumble dryer and dishwasher

Stairs leading to first floor landing

Carpet flooring, doors opening to bathroom and bedrooms 1-3

Bathroom

UPVC double glazed window to side aspect, vinyl flooring, toilet, corner pannelld bath with separate electric shower and pedestal wash basin

Bedroom 1

3.6 3.5
UPVC double glazed window to front aspect carpet
Bedroom 2 UPVC double glazed window to front aspect and Laminate flooring

Bedroom 2

4.8 2.4
Carpet flooring and opening to wardrobe area

Bedroom 3

2.5 2.9
UPVC double glazed window to front aspect and laminate flooring

Outside

Brick workshop with power and outside storeroom house combi boiler & WC

