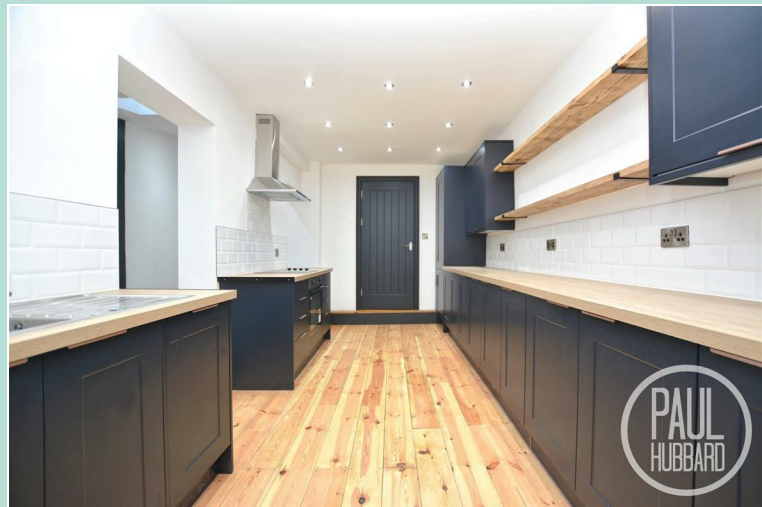


£250,000
Offers In Excess Of

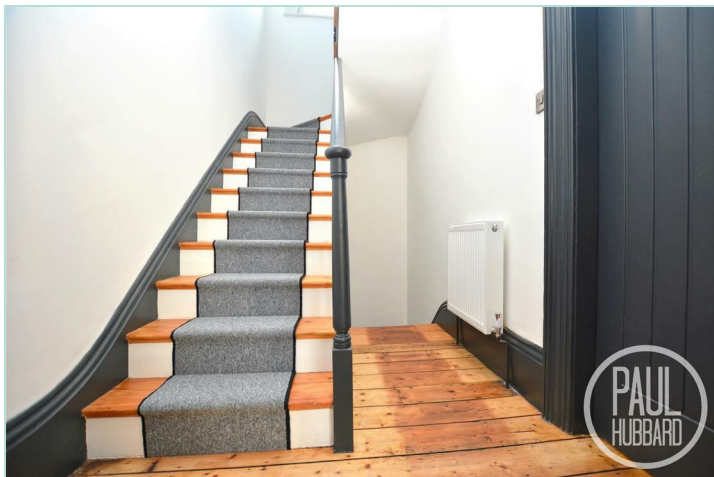


London Road South

Lowestoft, NR33 0AS

- Undergone a full renovation
- 5 Separate bedrooms
- Off road parking
- Well presented throughout
- ** CHAIN FREE **
- Walking distance to an award winning beach
- Ideal family home
- Set across 3 floors
- Newly fitted kitchen, bathroom and shower room
- Close to local amenities





Summary

The house was built in 1854 by the Lucas brothers, who also built Lowestoft & Norwich railway stations and were involved in construction of Royal Albert Hall/Metropolitan Line. It is situated walking distance to the main town centre, award winning beach and other local amenities. Having under gone a full renovation from top to bottom the property features a brand new kitchen, bathroom, shower room and WC. Whilst boasting and restoring the original period features including the wooden floorboards and period fireplaces. There is a parking space located at the front of the property and fully enclosed rear garden. The 5 bedrooms are set across 3 floors along with an open plan lounge/diner and breakfast/study room, coming offered chain free making it the perfect family home.

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.

Porch

1.6 x 0.9

Original timber door to the front aspect, newly fitted carpet flooring throughout, dado rail and door to the rear aspect opening to entrance hall.

Entrance Hall

A welcoming entrance hall with newly fitted carpet flooring throughout, stairs leading to first flooring landing, radiator and doors opening and under stairs WC, kitchen, lounge and dining room.

WC

1.7 x 0.8 max

A separate WC located under the stairs comprising of tile flooring throughout, tile walls, a toilet and slimline vanity unit with inset hand wash basin.

Lounge

4.9 into bay x 3.5

An open plan layout leading through to the dining room, comprising of a UPVC double glazed bay window to the front aspect, newly fitted carpet flooring throughout and x 2 radiators.

Dining Room

3.9 x 2.7

Located to the rear of the property with a UPVC double glazed door opening into the breakfast room/study, comprising of newly fitted carpet flooring throughout, door opening back into the entrance hall, radiator and feature fireplace within a decorated brick surround.

Breakfast Room/Study

5.2 x 1.5

A Separate room with the potential to be used as a study or breakfast room, providing access to the kitchen comprising of UPVC double glazed French doors to the rear aspect opening into the rear garden, original tile flooring, radiator and skylight.

Kitchen

5.1 x 2.7

A stunning newly fitted Howdens kitchen with reclaimed pine wood flooring throughout, part tile walls, stainless steel extractor fan, 4 ring ceramic hob, wall mounted gas combi boiler, stainless steel sink with drainer, integrated slimline dishwasher, oven and fridge/freezer. With door to the rear aspect opening to the bathroom.

Bathroom

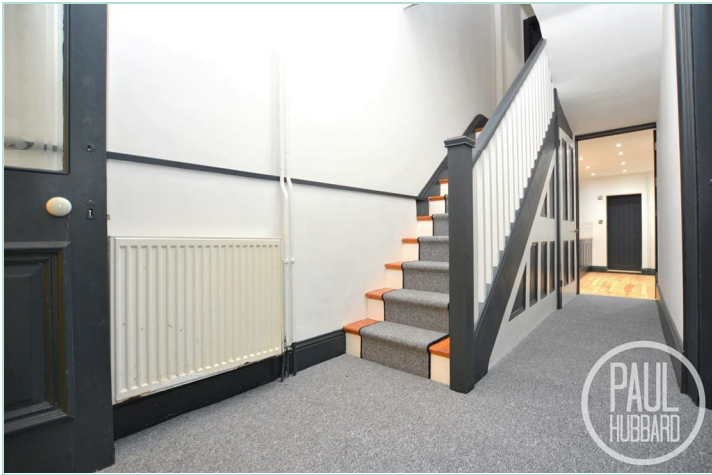
2.2 x 2.2

A newly fitted modern white bathroom suite comprising of a UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, heated towel rail, pedestal hand wash basin, bath with mains fed rainfall shower above and door opening to a WC.

WC

2.2 x 0.8

Window to the side aspect, tile flooring, part tile walls, toilet and laminate work surface with washing machine below.



First Floor Landing

Restored wood flooring with feature carpet runner, radiator, stairs leading to the second floor landing and doors opening to bedrooms 1-3 and a shower room.

Shower Room

2.1 x 1.6 max

A newly fitted white suite with UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, heated towel rail, toilet, mains fed rainfall shower within a cubicle and slimline vanity unit with inset wash basin.

Bedroom 1

5.0 into bay x 4.6

This master bedroom comprises of a bay window to the front aspect, restored wood flooring throughout, radiator and feature fireplace within a marble surround.

Bedroom 2

3.9 x 2.6

This second bedroom comprises of restored wood flooring throughout, UPVC double glazed window located to the rear, radiator, feature fireplace and door opening to built in cupboards.

Bedroom 3

3.9 max x 2.7

Located to the rear aspect comprising of a UPVC double glazed window, restored wood flooring throughout and radiator.

Second Floor Landing

UPVC Double glazed window to the rear aspect, restored wood flooring throughout, radiator, x2 loft hatches and doors opening to bedroom 4-5.

Bedroom 4

4.7 x 4.0

This spacious bedroom comprises of a UPVC double glazed window to the front aspect, restored wood flooring throughout, feature fireplace and radiator.

Bedroom 5

3.9 x 2.7

Located to the rear of the property this bedroom comprises of a UPVC double glazed window to the rear aspect, restored wood flooring throughout and a feature fireplace.

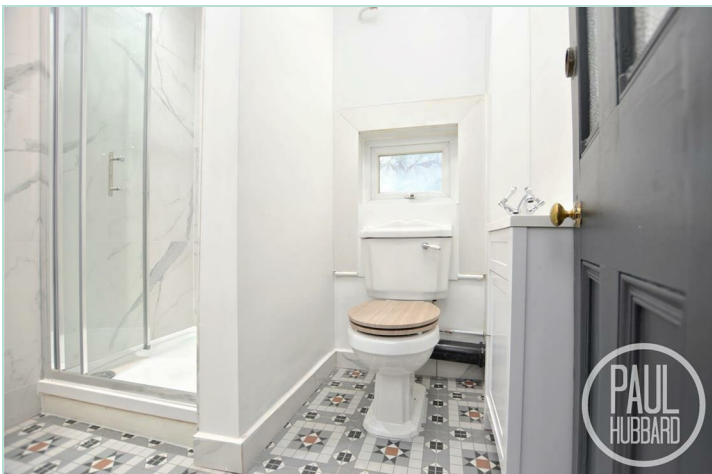
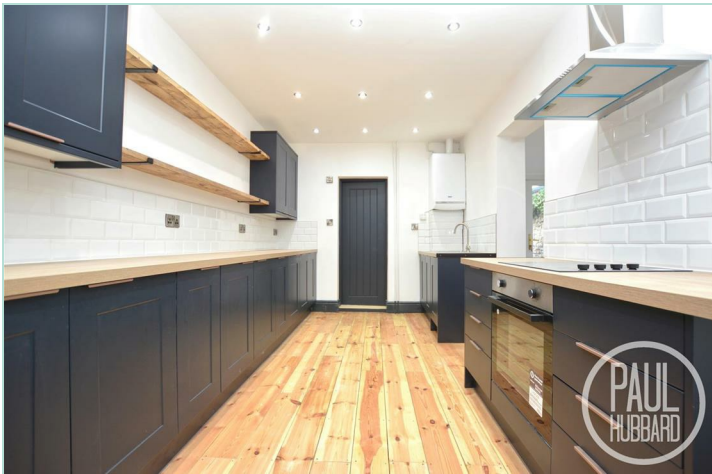
Outside

To the front of the property a concrete drive with space for 1 vehicle all within a level gate and brick wall surround.

To the rear of the property a concrete pathway and seating area leads up to a fully enclosed laid lawn garden with mature tree and borders. Door opens into timber storage shed.

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: C
 EPC Rating:
 Local Authority: East Suffolk Council

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	



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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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