

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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£165,000  
 Offers In Excess Of



## Stanford Street

Lowestoft, NR32 2DB

- Victorian bay fronted family home
- 4 separate bedrooms
- Recently renovated throughout
- Brand new modern kitchen & bathroom

- Neutral decor throughout
- Gas central heating private rear garden
- Centrally located close to shops and amenities
- Chain free
- Spacious open kitchen/diner
- Ample storage space



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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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### 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 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.

### Summary

This stunning bay fronted Victorian family home offers 4 bedrooms and a brand new kitchen & bathroom. Having been recently renovated it features neutral décor throughout, a gorgeous open kitchen/diner, gas central heating and a private rear garden. \*\* CHAIN FREE \*\*

### Sitting room

3.46 x 3.34

UPVC entrance door, fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a door opening to the stairs and through to the kitchen/diner.

### Kitchen/ diner

6.92 max x 3.46 max

The kitchen & dining room has been knocked through to make an open plan layout which consists of, tile flooring, x2 UPVC double glazed windows to the side & rear aspect, x2 radiators, down lights, units above & below, tile splash backs, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for an oven, washing machine and fridge freezer, built in extractor fan and doors open to an under stair storage cupboard, the rear garden and the bathroom.

### Bathroom

2.11 x 1.89

Tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, extractor fan, heated towel rail, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a mains fed shower above with a hand-held attachment.

### Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & a further hallway area.

### Bedroom 1

3.46 x 3.36

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to a storage cupboard.

### Bedroom 2

2.40 x 2.24

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and an opening leads to an under stair storage cupboard.

### Bedroom 3

2.73 x 2.0

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to the cupboard housing the boiler.

### Stairs leading to bedroom 4

Timber staircase open to bedroom 4.

### Bedroom 4

3.31 max x 3.22 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and x2 storage cupboards.

### Outside

To the front of the property is a paved garden set within a brick wall surround. To the rear is a fully enclosed garden featuring paved walkway and laid lawn. Gated access is offered 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.

