

£160,000
Offers In Excess Of



May Road

Lowestoft, NR32 2DJ

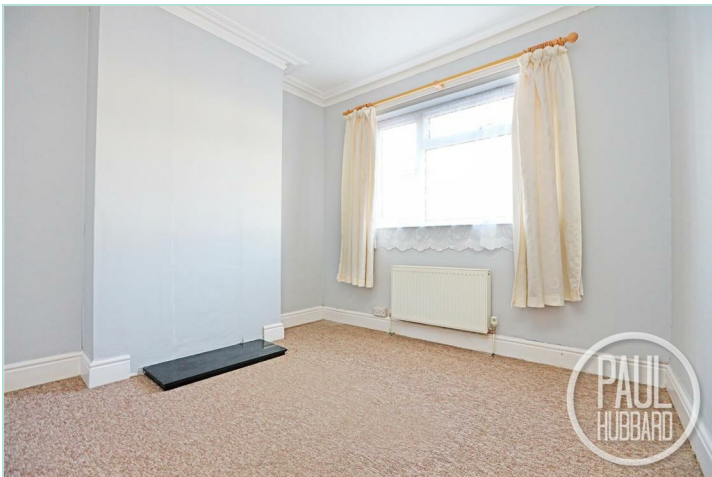
- Chain free
- Detached studio
- 3 Bedrooms + attic room
- Heart of North Lowestoft
- Close to local amenities
- Set across 3 floors
- Seperate sitting room and dining room
- Entrance hall
- Gas central heating
- Opportunity to put your own stamp on it





Location

This 3/4 bedroom end terrace property is situated in the Heart of 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 Hall

Door to the front aspect, integral door mat which leads up to carpet, radiator, stairs leading to the first floor landing and doors opening to the sitting room and dining room.

Sitting Room

3.12m x 3.12m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.



Dining Room

4.19m x 3.36m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, electric fire, doors opening to an under stairs storage cupboard and to the kitchen.

Kitchen

2.88m x 2.64m

UPVC double glazed window to the side aspect, sliding door to the rear aspect opening to the lobby, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven and grill, 4 ring ceramic hob, extractor fan, space for appliances including a washing machine and fridge/freezer.



Lobby

UPVC double glazed door to the side aspect opening into the courtyard, tile flooring throughout, doors opening to the WC, bathroom and cupboard housing the gas boiler.

Bathroom

1.66m x 1.51m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tile walls, pedestal hand wash basin, radiator, heated towel rail and a bath with electric shower above.



WC

1.67m x 0.81m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tile walls, radiator and a toilet.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.

Bedroom 1

4.08m x 3.10m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opening to built in cupboard.



Bedroom 2

3.39m x 4.27m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and door opening to bedroom 3 and stairs to the attic room with storage underneath.

Bedroom 3

2.89m x 2.59m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.



Attic Room

4.35m x 3.79m

UPVC Double glazed window to the side aspect, carpet flooring throughout, radiator and a hatch to eaves storage.

Outside

To the front of the property a level timber gate opens to a tiled pathway to the main entrance door and easily maintained garden.

To the rear of the property a concrete courtyard with timber gate opening to the side aspect and doors to a garden store and detached building (4.39m x 4.14m) which has the potential to be used as a home studio.



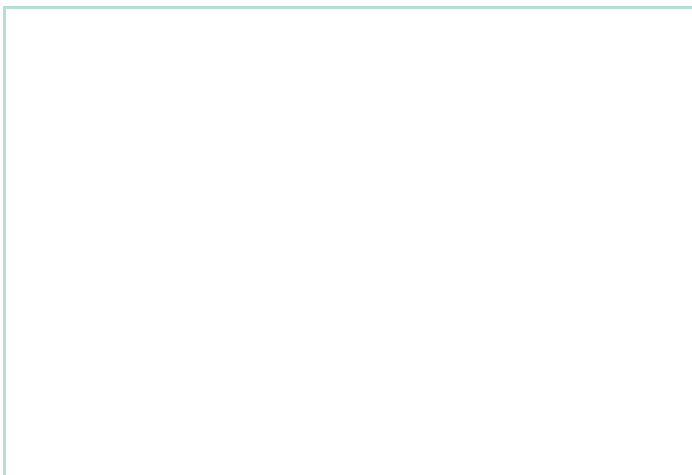
Agent Note

- The studio at the base of the garden is currently in the process of being changed from commercial use to fully residential, please enquire for my information.

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.

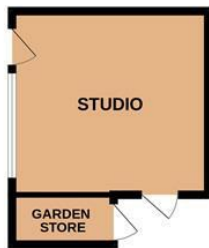




Tenure: Freehold
 Council Tax Band: A
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

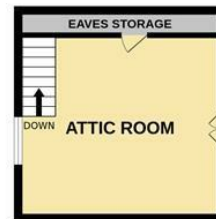
GROUND FLOOR
 672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
 405 sq.ft. (37.6 sq.m.) approx.



ATTIC/BEDROOM 4
 203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.

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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