

£190,000



## Oxford Road Lowestoft, NR32 1TP

- Well presented throughout
- Two double bedrooms
- Garage with workshop and parking
- Recently fitted gas combi boiler
- Open plan kitchen/sunroom/utility
- Close to local amenities
- Ideal for public transport links
- Separate sitting room and dining room
- UPVC double glazing
- Bay fronted

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HUBBARD**





## 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.



## ENTRANCE HALL

Composite entrance door to front aspect, carpet flooring, dado rail, radiator, stairs to first floor landing, doors opening to under stairs storage cupboard, sitting room, dining room and utility.

## SITTING ROOM

3.5 x 3.2

UPVC double glazed bay window to front aspect, carpet flooring, x2 radiators, electric fire, double doors to rear aspect opening into the dining room.



## DINING ROOM

3.7 x 3.2

UPVC double glazed window to rear aspect, solid oak flooring, radiator, doors opening to built in storage cupboard.

## UTILITY ROOM

3.4 x 2.4

UPVC double window to side aspect with composite door opening into the garden, vinyl flooring, radiator, door opening to WC and opening with step up leading to kitchen area.



## WC

1.5 x 1.0

UPVC double glazed window to side aspect, tile flooring, radiator, toilet, pedestal wash basin.



### KITCHEN/SUN ROOM

x2 UPVC double glazed windows to side aspect and french doors to rear aspect opening into the garden, radiator, vinyl flooring, part tile walls, units above and below, composite work surfaces, part tile walls, ceramic sink with drainer, extractor fan, 4 ring gas hob, integrated double oven and grill, space for appliances including a washing machine and fridge/freezer.



### STAIRS LEADING TO FIRST FLOOR LANDING

UPVC double glazed window to side aspect, carpet flooring, dado rail, radiator, loft hatch with ladder, doors opening to bathroom and bedrooms 1-2.

### BATHROOM

3.3 x 2.4

UPVC double glazed window to side aspect, tile flooring, heated towel rail, vanity unit with inset wash basin and toilet with hidden cistern, large double width mains fed shower enclosed within a glass cubicle, radiator, free standing roll top bath, tile walls, doors opening to cupboard housing a gas combi boiler.



### BEDROOM 1

3.53 x 3.56

UPVC double glazed window to front aspect, carpet flooring, radiator, sliding doors opening to built in wardrobes.

### BEDROOM 2

3.7 x 3.2

UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to built in cupboard.











## OUTSIDE

Garage/workshop - 5.7m x 3.7m

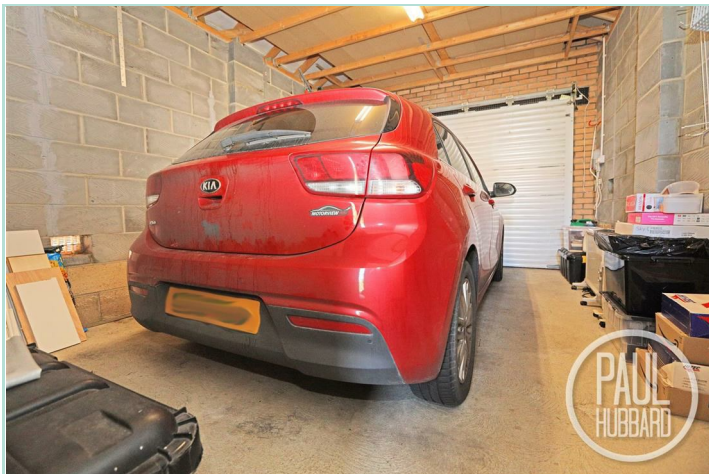
Roller door to side aspect, space for vehicle, loft space, door opening to workshop area, both with light and power.

To the front of the property a level cast iron gate opens to an easily maintained patio front garden which leads up to the main entrance door.

To the rear of the property a patio pathway with shingle border leads up to a patio seating area and step up to a laid lawn garden, additional patio area, access to the workshop and timber gate to side aspect opening to alley access.

## 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: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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 



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 guarantees as to their operability or efficiency can be given.  
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