

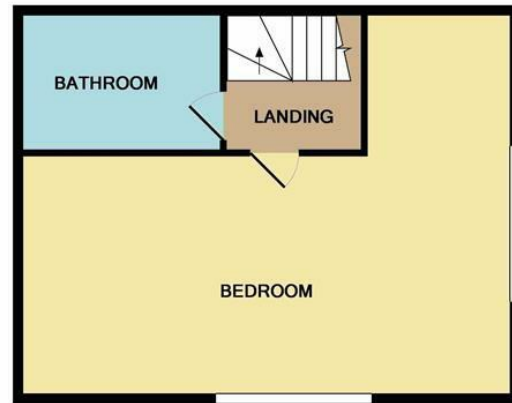
Tenure: Freehold  
 Council Tax Band:  
 EPC Rating:  
 Local Authority: Waveney District Council

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

**£95,000**  
 Offers In Excess Of



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Raglan Street**  
 Suffolk, NR32 2JP

- Stunning Historic Maisonette Conversion
- Tenanted - Paying £540pcm
- Stunning Mix Of Modern And Original Features
- Town centre location - close to all amenities
- Yield - 5.89%
- Converted in 2019, with new Kitchen, bathroom etc
- Tenant lived there for over 4.5 years
- Viewings available via appointment with agent
- Specialist buy to let mortgage advice available.



**Paul Hubbard Estate Agents**  
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 Lowestoft  
 Suffolk  
 NR33 0BB

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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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#### COMPOSITE DOOR OPENING TO ENTRANCE HALL

#### ENTRANCE HALL

Laminate flooring and doors opening to living area and fitted storage cupboard.

#### LIVING AREA

7.2 x 5.6

2x Timber windows to the front and side, Laminate flooring throughout, Stairs leading to first floor landing and door opening to under stair storage cupboard.

Modern kitchen units above and below laminate work surfaces, Tiled splashback, Stainless steel sink with drainer, Integrated oven, induction hob and extractor fan, Spaces for fridge and washing machine.

#### FIRST FLOOR LANDING

Carpet flooring throughout and doors opening to bathroom and bedroom.

#### BATHROOM

2.9 x 2.1

Modern bathroom suite comprising Panel bath with shower attachment, Toilet and vanity sink, Tiled splashbacks, Heated towel rail, Door opening to airing cupboard and Vinyl flooring throughout.

#### BEDROOM

7.3 x 5.8

2x Timber windows to the front and side, Carpet flooring and beam features throughout.

