

£250,000
Guide Price



Surrey Street

Lowestoft, NR32 1LJ

- AN INVESTORS DREAM
- SUPPORTING EXCELLENT YIELD
- OFFERED CHAIN FREE
- ONE BLOCK CONTAINING 3 FLATS
- WALKING DISTANCE OF TOWN CENTRE
- MODERNISED FLATS
- SOLD WITH TENANTS IN SITU
- OFF ROAD PARKING
- CURRENT YIELD OF: 8.1%
- TWO SETS OF BLOCKS AVAILABLE!

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**PAUL
HUBBARD**



Location

This 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.

Summary

Presenting a prime investment opportunity in the heart of Lowestoft, this property features three separate flats, each with tenants in situ. This freehold opportunity and presents good yield potential and it offers a convenient investment option. Off-road parking at the rear enhances the properties appeal, while its proximity to local amenities ensures tenant satisfaction. Perfectly situated within walking distance to the town centre, this property promises both convenience and profitability for the savvy investor.



Flat 1

Currently vacant (STC)

ENTRANCE HALL

Vinyl flooring, electric heater, doors opening to sitting room, bedroom, kitchen/diner, x2 under stairs storage cupboards and courtyard.

SITTING ROOM

5.2 x 3.3

UPVC double glazed window to front aspect, carpet flooring, electric heater.

BEDROOM

3.9 x 3.7

UPVC double glazed window to rear aspect, carpet flooring, electric heater.

KITCHEN/DINER

4.1 x 3.3

UPVC double glazed window to side aspect, vinyl flooring, electric heater, newly fitted kitchen with units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, integrated oven, 4 ring ceramic hob and space for appliances including a fridge freezer. Door opening to utility room.



UTILITY ROOM

2.3 x 1.4

UPVC double glazed window to rear aspect, vinyl flooring, doors opening to airing cupboard and bathroom, space for washing machine.

BATHROOM

2.3 x 1.5

UPVC double glazed window to side aspect, vinyl flooring, heated towel rail, toilet, pedestal wash basin, bath with handheld shower attachment.



AGENT NOTE

This apartment is situated on the ground floor of the main building. Entry is via the communal entrance hall located to the front aspect.

EPC RATING:

Current 48E

Potential 48E



Flat 2

ENTRANCE HALL

Carpet flooring, electric heater, doors opening to shower room, bedroom and rear hall leading to main living area.

SHOWER ROOM

2.2 x 1.4

UPVC double glazed window to side aspect, vinyl flooring, heated towel rail, toilet, pedestal wash basin, glass enclosed electric shower.

BEDROOM

3.1 x 2.3

x2 UPVC double glazed windows to side aspect, carpet flooring, electric heater.

LIVING AREA

3.3 x 3.2

UPVC double glazed window to rear aspect, vinyl flooring, electric heater, newly fitted kitchen with units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, integrated oven, 4 ring ceramic hob and space for appliances including a fridge and washing machine.

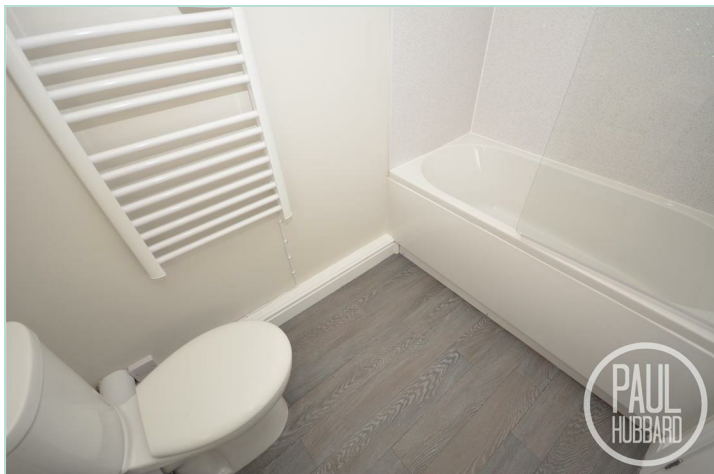
AGENT NOTE

This apartment is situated on the 1st floor of the main building. Entry is via the communal entrance hall located to the front aspect and up the first flight of stairs.

EPC RATING

Current 69C

Potential 69C







Flat 3

ENTRANCE HALL

Carpet flooring, doors opening to stairs leading to second floor landing, under stairs storage cupboard and main living area.

BEDROOM 1

4.2 x 2.3

UPVC double glazed dormer window to front aspect, carpet flooring.

KITCHEN

3.9 x 1.6

UPVC double glazed window to rear aspect, vinyl flooring, electric heater, newly fitted kitchen with units above and below, part tile walls, laminate work surfaces, stainless steel sink with drainer, extractor fan, integrated oven, 4 ring ceramic hob and space for appliances including a fridge and washing machine. Opening to lounge/diner and door opening to shower room.

SHOWER ROOM

2.6 x 1.8

Vinyl flooring, heated towel rail, toilet, pedestal wash basin, glass enclosed electric shower.

LOUNGE/DINER

5.2 x 3.3

UPVC double glazed window to front aspect, carpet flooring, electric heater, door opening to bedroom 2.

BEDROOM 2

5.3 x 5.7

UPVC double glazed window to front aspect, carpet flooring, electric heater.

AGENT NOTE

This apartment is situated on the 2nd floor of the main building. Entry is via the communal entrance hall located to the front aspect and up the first flight of stairs.

EPC RATING

Current 58D

Potential 58D

Agent note

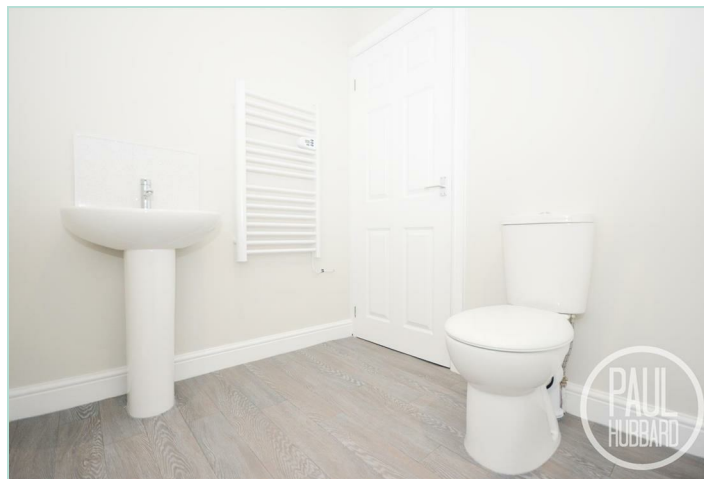
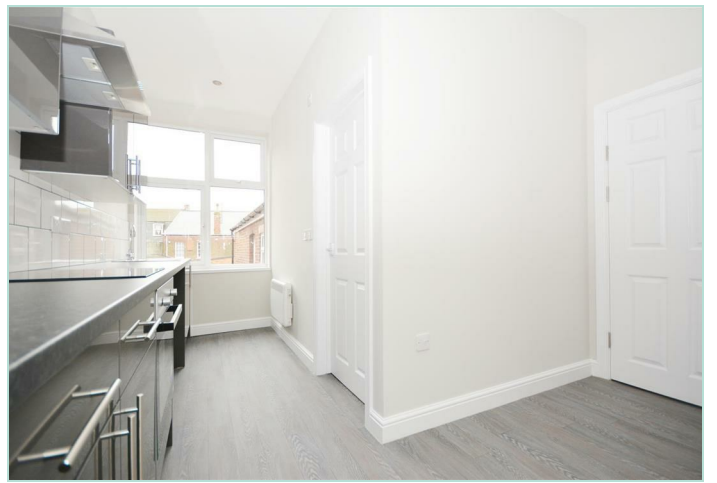
Each of these flats are currently tenanted, please be aware that the property details could be subject to change.

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.



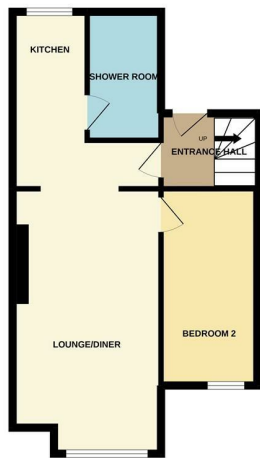




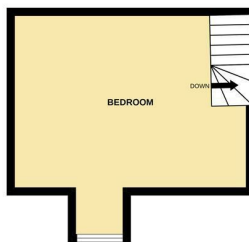
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: See register for individual ratings
 Local Authority: East Suffolk Council



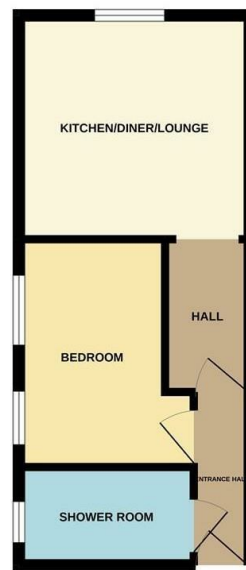
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, openings and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be 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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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	



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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 are 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