

£190,000
Offers Over



Worthing Road

Lowestoft, NR32 4HB

- Bay-fronted family home
- 3 double bedrooms
- Conveniently located close to local shops & amenities
- Open plan lounge/diner
- Ground floor bathroom & separate WC
- Fully enclosed West facing rear garden
- Period features throughout
- Gas central heating
- Double glazing throughout
- Parkland walks nearby





Location

This home 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

Exposed floorboards, stained glass entrance door to the front aspect, radiator, under stair storage cupboard, doors open to the lounge/diner, rear garden & kitchen and stairs lead up to the first floor landing.

Lounge/Diner

8.17 max (into bay) x 3.01 max

This spacious open plan lounge/ diner comprises fitted carpet, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the rear aspect, radiator, cast iron fireplace, ample space for family dining table and chairs.



Kitchen

3.33 x 2.70

Tile flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset ceramic butler style sink with a mixer tap, space for a range style oven, washing machine & tumble dryer, built in extractor hood, integrated fridge/freezer & dishwasher and a door opens to the rear lobby.

Rear Lobby

Tiled flooring, UPVC double glazed window to the side aspect, a spacious cupboard housing the hot water tank, loft access and doors open to the bathroom & WC.



Family Bathroom

1.65 x 1.54

Tiled flooring, UPVC double glazed obscure window to the rear aspect, radiator, down lights, suite comprises a wall mounted corner wash basin with a mixer tap and a panelled bath with an electric shower and a glass screen.



WC

1.65 x 0.87

Tiled flooring, UPVC double glazed obscure window to the rear aspect, down lights, radiator and a toilet.

Stairs leading to the first floor landing

Exposed floorboards with a fitted runner carpet, UPVC double glazed window to the side aspect, loft access leading in to insulated loft space and doors opening to bedrooms 1-3.

Bedroom 1

4.03 x 3.75

Exposed floorboards, UPVC double glazed window to the front aspect, cast iron fireplace and a radiator.



Bedroom 2

3.71 max x 3.02 max

Exposed floorboards, UPVC double glazed window to the rear aspect, cast iron fireplace and a radiator.

Bedroom 3

3.33 max x 2.72 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a fitted wardrobe.



Outside

A gate opens to a fully enclosed front garden, a footpath with original tiles leads to a step up to the storm porch, which shelters the front door.

The west-facing garden features a raised timber decked seating area, along with a timber and felt garden shed/workshop. Ample space is provided for an outdoor dining table and chairs, perfect for alfresco meals. The garden also offers pedestrian rear access and enjoys privacy, as it is not overlooked at the rear, backing onto the former railway lines.

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.



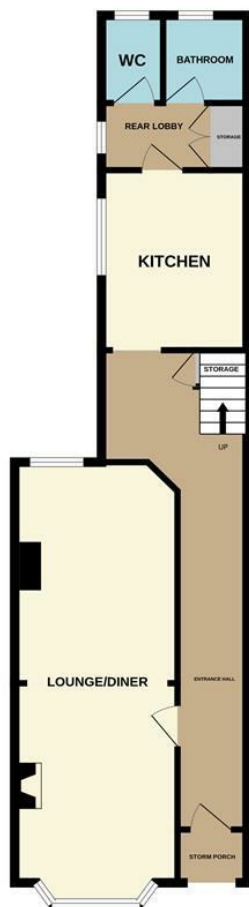




Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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