

Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 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 | | |
| (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 | |

£160,000
 Asking Price



Southfield Gardens Lowestoft, NR33 9AY

- Spacious mid-terrace home
- 3 separate bedrooms
- Chain free
- Fully enclosed rear garden
- Spacious kitchen/diner
- A fantastic buy to let investment opportunity
- Gas central heating
- Ground floor WC & first floor wet room
- Conveniently located for local shops & amenities
- An opportunity to put your own stamp on it

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

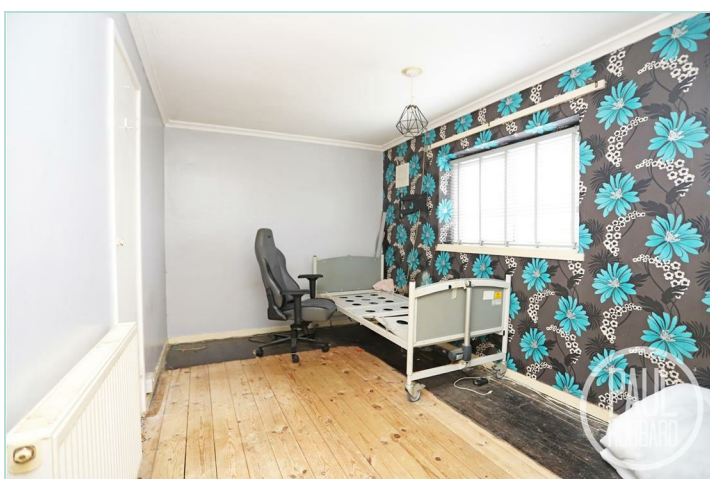
t - 01502 531218





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 breathtaking 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

Laminate flooring, radiator, wall mounted gas boiler, doors opening to the sitting room, kitchen/diner & an under stair storage cupboard and stairs lead up to the first floor landing.

Sitting room

4.03 x 3.70
Laminate flooring, aluminium double glazed window to the front aspect, radiator and an electric fireplace.



Kitchen/diner

5.95 max x 3.15 max
Tile flooring leading to laminate flooring, x3 aluminium double glazed windows to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, spaces for oven, washing machine & fridge freezer and a door opening into the workshop.

Workshop

Vinyl flooring, built in shelving & worktops, power sockets and doors opening to a WC & the rear garden.

Stairs leading to the first floor landing

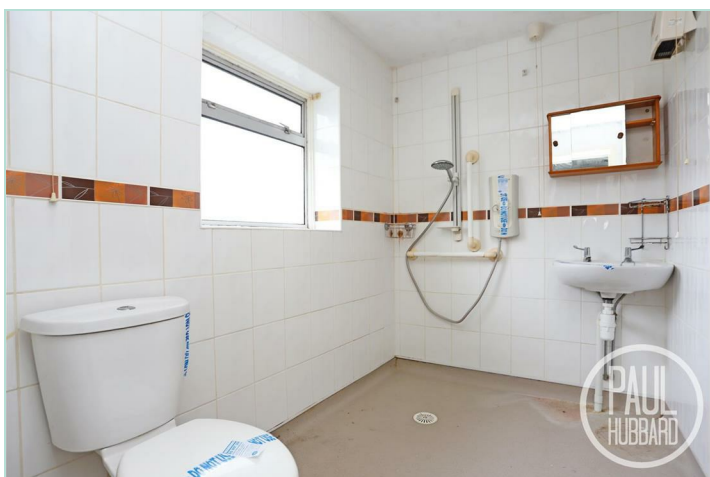
Fitted carpet, doors opening to bedrooms 1-3 and the wet room.

Bedroom 1

4.06 max x 3.48 max
Fitted carpet, aluminium double glazed window to the front aspect, radiator and a door opening to a built in storage cupboard.

Bedroom 2

4.06 x 2.91
Exposed floorboards, aluminium double glazed window to the rear aspect, radiator and a door opening to a built in storage cupboard.



Bedroom 3

3.02 x 2.74
Fitted carpet, aluminium double glazed window to the rear aspect, radiator and a door opening to a built in storage cupboard.

Wet room

2.42 x 1.68
Vinyl flooring, aluminium double glazed window to the rear aspect, heated towel rail, tiled walls, loft access, suite comprises a toilet, electric shower and a wall mounted wash basin with hot & cold taps.

Outside

The front garden boasts a laid lawn, complemented by a pathway leading to the entrance door. An alleyway on the side provides gated access to the rear garden, while decorative trees and shrubs add a touch of natural charm.

The back garden features a laid lawn, accompanied by two timber storage sheds for added convenience. A timber frame pergola offers a sheltered outdoor space while the garden is fully enclosed by a panel fence surround. Gated access is available at the rear for added security and ease of entry.

Agent note

Please be advised that due to restricted access during the property visit, certain rooms were not accessible and so the details provided are subject to potential alterations.

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.

