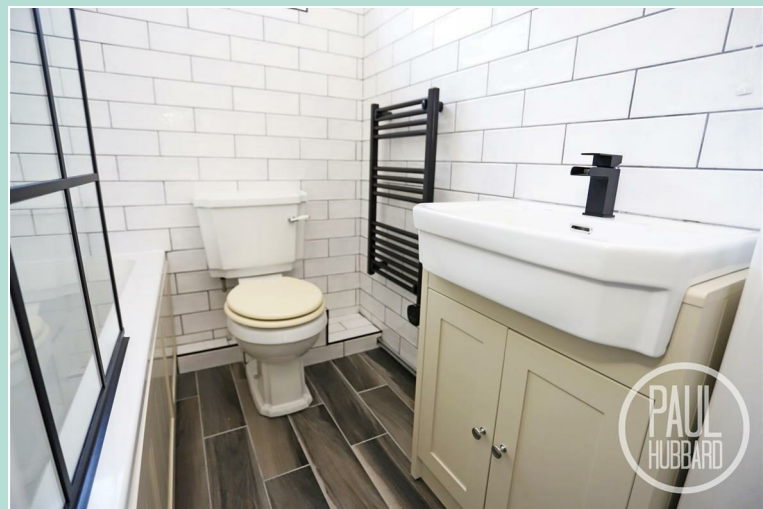


£160,000
Guide Price



Union Place

Kirkley, NR33 0HG

- Extremely well presented mid terrace family home
- Renovated throughout to a high standard
- 3 double bedrooms
- Neutral décor throughout
- Chain free
- Private rear garden
- Off Road parking at the rear
- Brand new kitchen & bathroom
- Conveniently located nearby Kirkley high street
- Brand new double glazing throughout

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



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

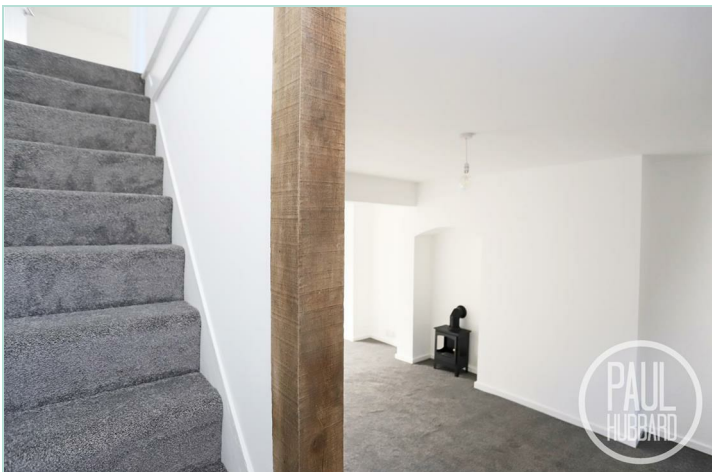
Composite entrance door to the front aspect, fitted carpet, recessed door mat and an opening leading through to the open plan lounge/diner.



Lounge/diner

7.10 max x 4.2 max

Fitted carpet, UPVC double glazed window to the front aspect, electric radiator, feature fireplace, an opening leading through to the kitchen, stairs leading to the first floor landing and a door opening to the rear garden.



Kitchen

3.20 x 1.84

A step down leads to the kitchen which comprises, tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & mixer tap, built in oven, electric hob & stainless steel extractor hood, spaces for a fridge freezer & washing machine and an opening leads through to the rear lobby.

Rear lobby

1.84 x 0.81

Tile flooring, brand new immersion tank and a door opening to the bathroom.

Bathroom

1.70 x 1.66

Tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, heated towel rail, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains fed shower with hand held & rainfall heads and a glass shower door.



Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

4.41 x 3.54

Fitted carpet, UPVC double glazed window to the front aspect and an electric radiator.

Bedroom 2

3.41 x 3.41

Fitted carpet, UPVC double glazed window to the rear aspect, electric radiator and a door opening to bedroom 3.

Bedroom 3

3.20 x 1.90

Steps lead down to bedroom 3 which comprises, fitted carpet, UPVC double glazed window to the side aspect and an electric radiator.

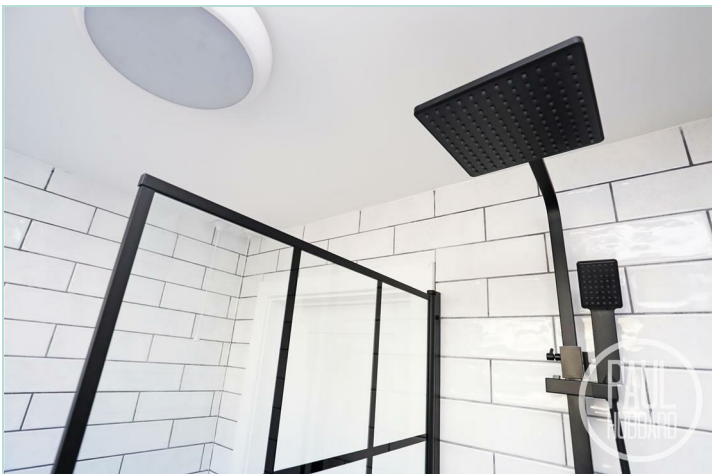
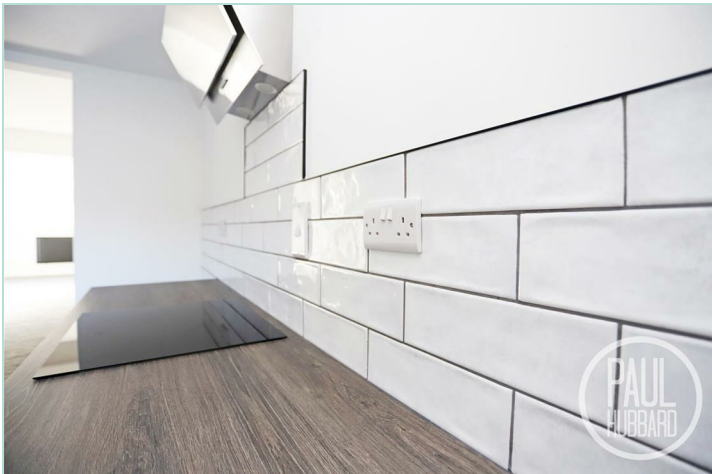
Outside

In the front, a partially enclosed shingle garden, bordered by a brick wall, guides you to the entrance door.

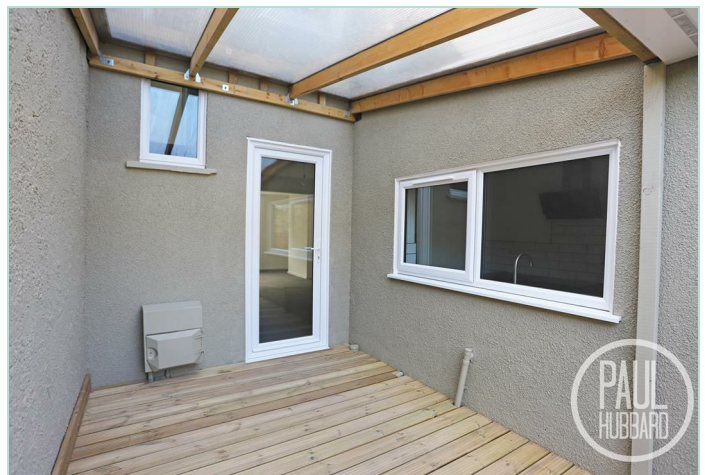
At the rear, a shaded decking area, nestled under a lean-to veranda, descends to both paved and shingle spaces. Double gates at the rear provide the flexibility for off-road parking, if preferred.

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.



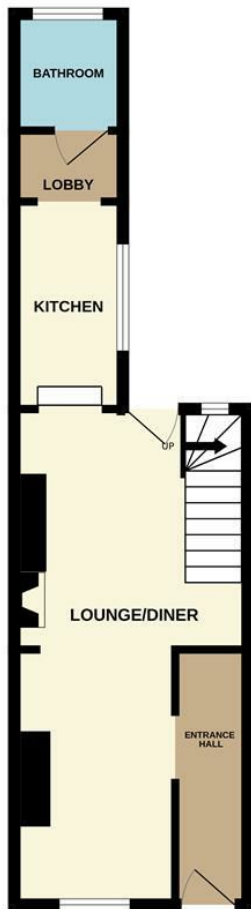




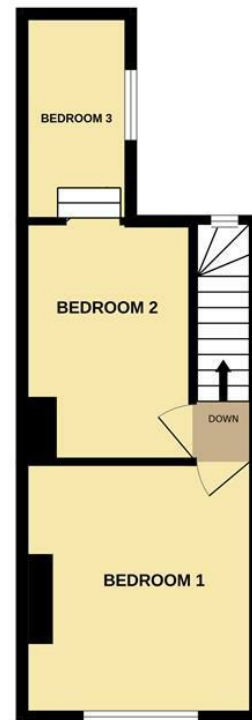
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 335 sq. ft. (31.1 sq.m.) approx.



1ST FLOOR
 296 sq. ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq. ft. (58.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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