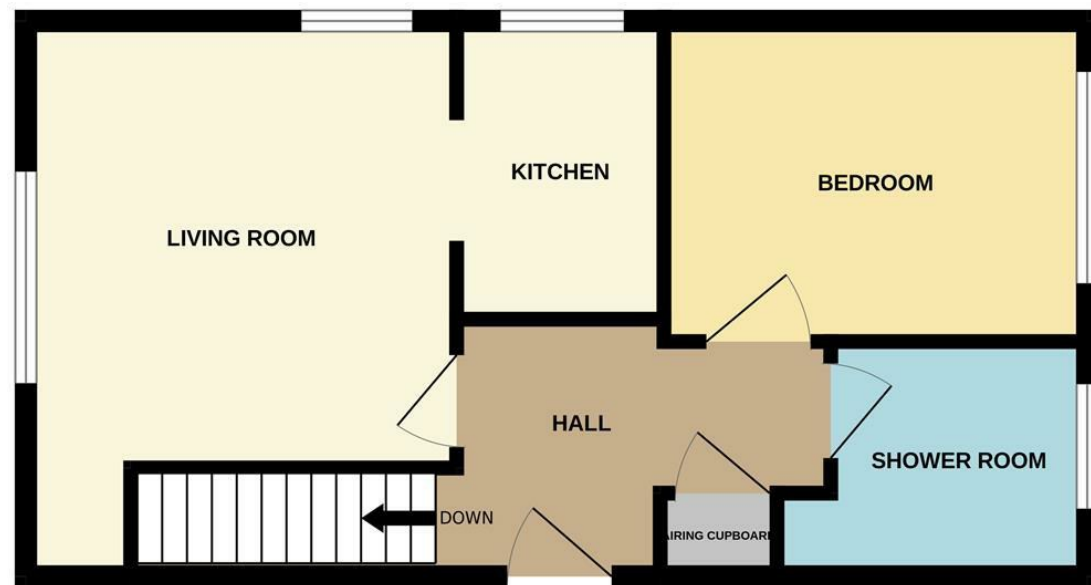


Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

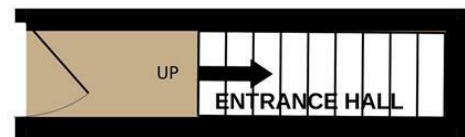
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£75,000
 Asking Price



GROUND FLOOR
 33 sq.ft. (3.0 sq.m.) approx.

FIRST FLOOR
 411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 sq.m.) approx.

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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The Croft

Lowestoft, NR32 2BQ

- Chain free
- Allocated off road parking
- Situated on the first floor
- Modern double glazed windows
- Close to local amenities and shops
- Private entrance hall
- Double bedroom
- Large shower room
- Loft space
- Quiet location near the town centre



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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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Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



Entrance hall

UPVC double glazed door, carpet flooring, electric consumer unit and stairs leading to:

Hallway

Carpet flooring, loft access, doors opening into the sitting room, bedroom, shower room and cupboard (housing hot water tank).



Living room

3.48 x 3.47 plus alcove space
UPVC double glazed window to front and side aspects, carpet flooring and open arch into kitchen.

Kitchen

2.4 x 1.7
UPVC double glazed window to side aspect, carpet flooring, units above and below, laminate work surfaces, extractor fan, sink and drainer, space for washing machine and cooker.



Bedroom

3.4 x 2.65
UPVC double glazed window to the rear aspect, carpet flooring,

Shower room

2.5 max x 1.79 max
UPVC double glazed obscure window to the rear aspect, carpet flooring, suite comprises of a toilet, a wash basin and a rainfall enclosed shower.

Outside

Allocated parking space.

Lease information

120 years from 1st July 1993
Ground Rent is £100/annum

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.

