

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	

£80,000
 Offers In Excess Of



Clapham Road North Lowestoft, NR32 1RT

- Mid terrace home
- 2 double bedrooms
- Perfect for customisation & making your own
- Great investment or first time buy
- Convenient location nearby the town centre
- Fully enclosed rear courtyard
- Off road parking at the rear
- Estimated rental income £725 pcm
- Walking distance to the bus & train station
- Gas central heating



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 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.

Sitting room

3.24 x 3.27

UPVC entrance door & UPVC double glazed window to the front aspect, fitted carpet, recessed door mat, x2 radiators, a wall mounted cupboard housing the electrics and a door leading through to the stairs & kitchen/ breakfast room.

Kitchen/ breakfast room

3.31 max x 3.25 max

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below laminate work surfaces, tile splash backs, spaces for an oven, washing machine, fridge freezer and an opening leading through to the rear lobby.

Rear lobby

1.92 x 1.33

Tile flooring, radiator, wall mounted gas combi boiler, storage units and doors opening to the rear garden & bathroom.

Bathroom

2.02 x 1.52

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand held shower attachment.

Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.28 x 3.23

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opening to a built in storage cupboard.

Bedroom 2

3.30 x 3.27

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

Outside

The front garden is enclosed by a brick wall surround with an opening to a small garden area and a pathway leading to the main entrance door.

The rear garden offers low-maintenance appeal with an artificial lawn area, fully enclosed by a panel fence surround for privacy and security. Gated access provided to the rear ensures convenient entry and exit.

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.

