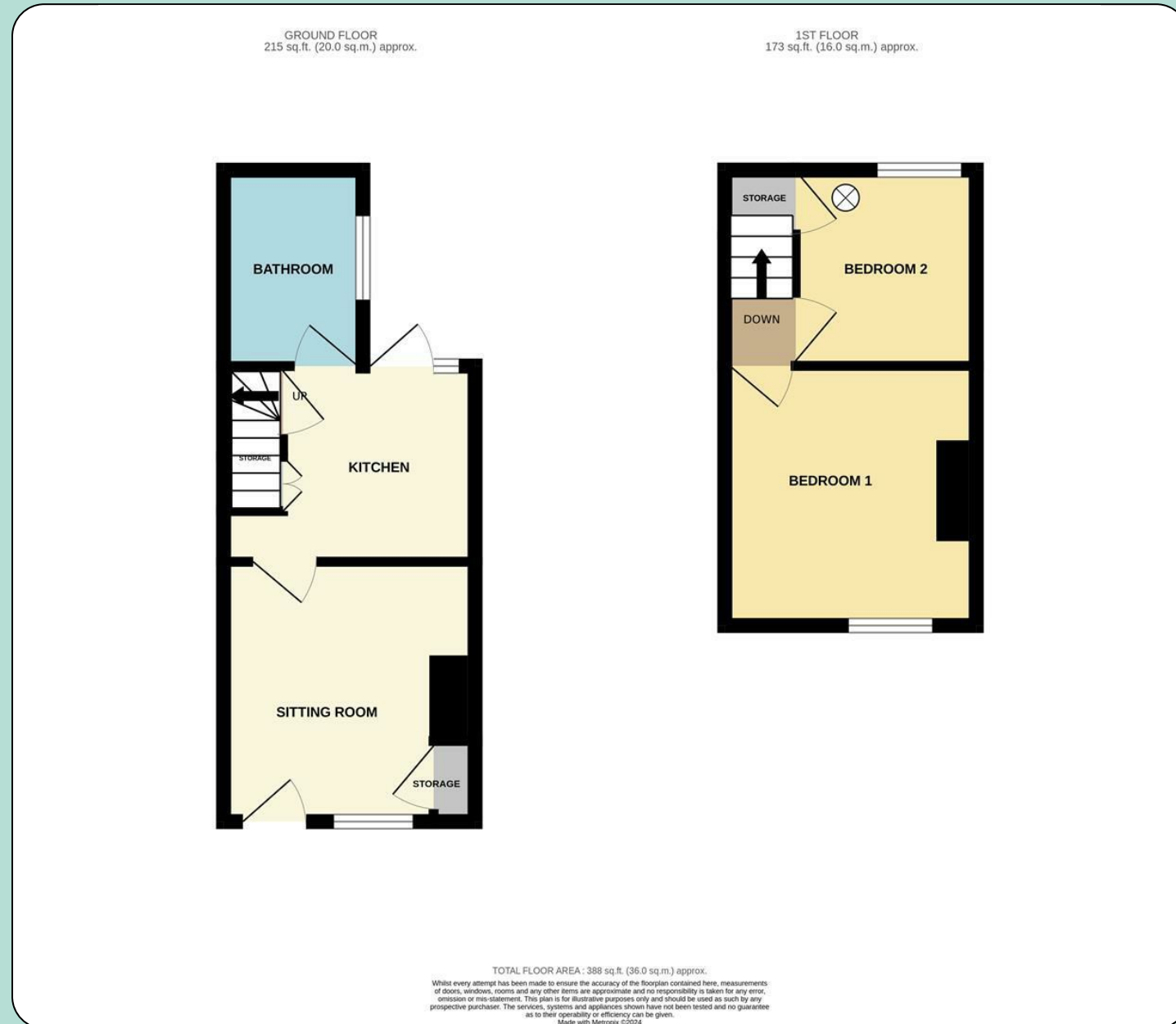


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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	

£90,000
 Offers In Excess Of



Arnold Street
 Lowestoft, NR32 1PU

- Quaint mid terrace home
- Nestled in the heart of the town centre
- 2 separate bedrooms
- Chain free
- Conveniently located for shops & amenities
- Gas central heating
- Double glazed throughout
- Walking distance to the bus station
- A fantastic buy-to-let opportunity or starter home
- Freehold



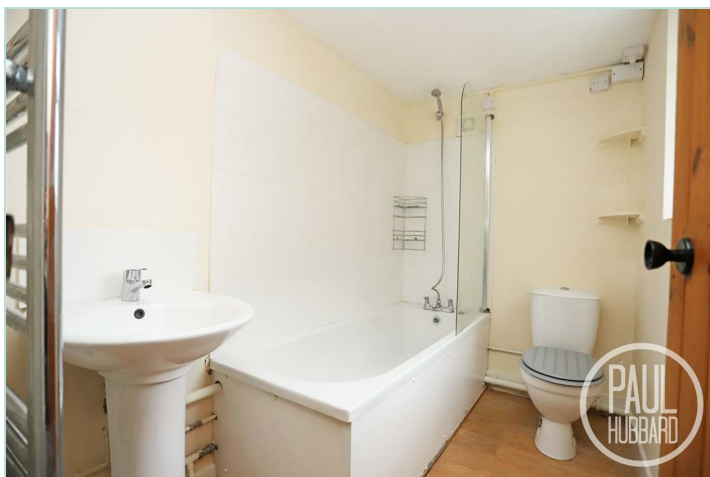
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Location

This 2 bedroom mid terrace property 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

3.01 x 3.13

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, a built in storage cupboard (housing the fuse board) and a door opening into the kitchen.

Kitchen

3.05 x 2.77

Vinyl flooring, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, spaces for appliances, under stair storage cupboard, doors opening to the bathroom & stairs and a UPVC double glazed window & door opens to the rear garden.

Bathroom

2.39 x 1.51

Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, tile splash backs, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

3.18 x 3.00

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

Bedroom 2

2.83 x 2.46

Fitted carpet, UPVC double glazed window to the front aspect, wall mounted gas boiler, radiator and a built in storage cupboard.

Outside

At the front a gate opens to a small yard & the main entrance door, all of which is fully enclosed by a brick wall surround.

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.

