

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			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£130,000
 Asking Price



Lorne Park Road Kirkley, NR33 0RB

- Sold with Tenant in situ since 2009 - Paying £675pcm - 6.2% yield
- Bay fronted mid terrace home
- 3 bedrooms
- 2 reception rooms
- An exciting investment opportunity
- Walking distance to Kirkley high street
- Gas central heating
- Double glazing throughout
- Close to local amenities & shops
- Walking distance to an award winning beach



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



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

3.50 max x 3.45 max

UPVC entrance door & UPVC double glazed bay window to the front aspect, fitted carpet, radiator, a built in storage unit and a door opening to a lobby.



Lobby

Fitted carpet, stairs leading to the first floor landing and a door opening to the dining room.

Dining room

3.49 x 3.46

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under stair storage cupboard, space for a fridge freezer if desired and an opening leads through to the kitchen.



Kitchen

3.27 x 1.55

Vinyl tiles, UPVC double glazed window to the side aspect, tile splash backs, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, wall mounted gas boiler, extractor hood, spaces for an oven & washing machine and doors opening to the bathroom & rear garden.

Bathroom

2.54 x 1.50

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, extractor fan, part tiled walls, suite comprises a toilet, a pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps, an electric shower with a hand held head and a folding shower screen.

Stairs leading to the first floor landing

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

Bedroom 1

3.50 x 3.14

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

Bedroom 2

3.50 x 3.11

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

Bedroom 3

3.23 x 1.62

A step down takes you to bedroom 3; Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Outside

A small paved garden bordered by a brick wall, leads you to the main entrance door.

At the rear, you'll find a fenced paved garden, providing outdoor space with a gate opening to a rear service road providing potential for off road parking or a garage space (STP).

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.

