

Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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

**£160,000**  
 Guide Price



## Harold Road Lowestoft, NR33 0EF

- Walking distance to the beach
- Set across 3 floors
- Heart of Kirkley
- Close to local amenities
- Opportunity to be sold with a tenant in situ
- Chain free
- Family bathroom and ground floor WC
- Sizeable kitchen/breakfast room
- West facing garden
- Separate entrance hall

Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

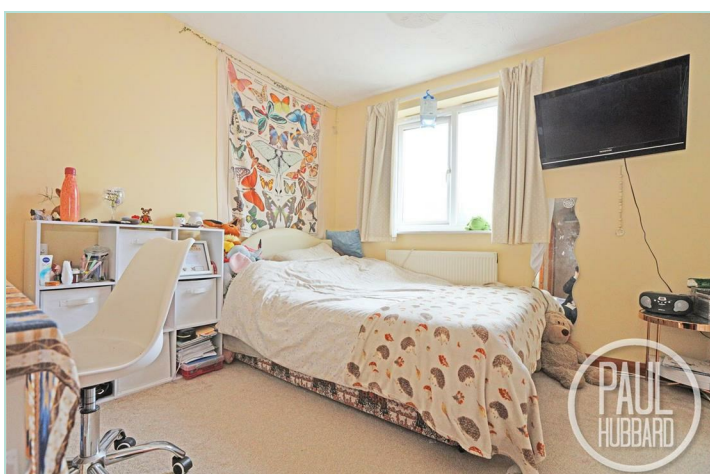
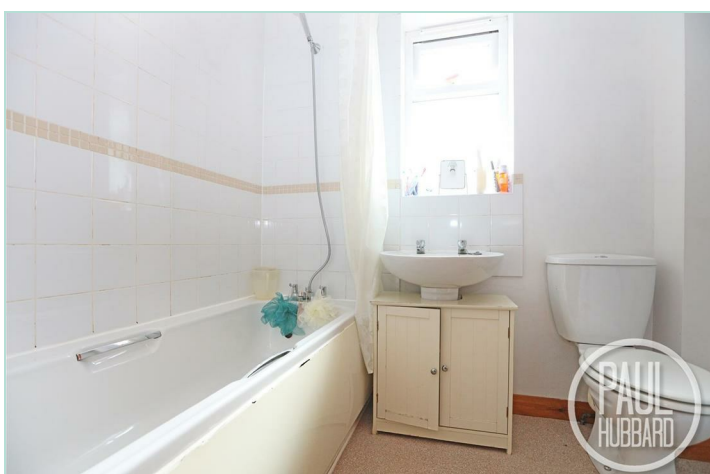
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### Location

This 3 bedroom end terrace 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

Door to the front aspect, vinyl flooring throughout, stairs leading to the first floor landing and a door opening to the sitting room.

### Sitting Room

5.15m x 2.53m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to the kitchen/breakfast room.

### Kitchen/Breakfast Room

3.26m x 3.63m  
UPVC double glazed window to the rear aspect and door opening into the garden, vinyl flooring throughout, a radiator, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, wall mounted gas boiler, door opening to a WC and space for appliances including a washing machine, oven and fridge/freezer.

### WC

1.44m x 0.98m  
Vinyl flooring throughout, toilet, radiator and a wall mounted hand wash basin.

### First Floor Landing

Carpet flooring throughout, doors opening to the bathroom, bedrooms 1-2 and stairs leading to the second floor.

### Bathroom

2.48m x 1.70m  
UPVC double glazed window to the side aspect, vinyl flooring throughout, a radiator, part tile walls, toilet, pedestal hand wash basin and a bath with handheld shower attachment above.

### Bedroom 1

3.12m max x 3.63m  
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 2

2.73m max x 3.63m  
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Second Floor Landing

Carpet flooring throughout and a door opening to bedroom 3.

### Bedroom 3

4.56m x 2.62m  
x2 Velux windows to the front aspect, carpet flooring throughout, loft hatch, radiator and x2 doors opening to built in storage cupboards which feature a doors inside opening to eaves storage.

### Outside

To the rear of the property a west facing laid lawn garden with brick weave and patio areas and timber gate opening to rear access.

### 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.

