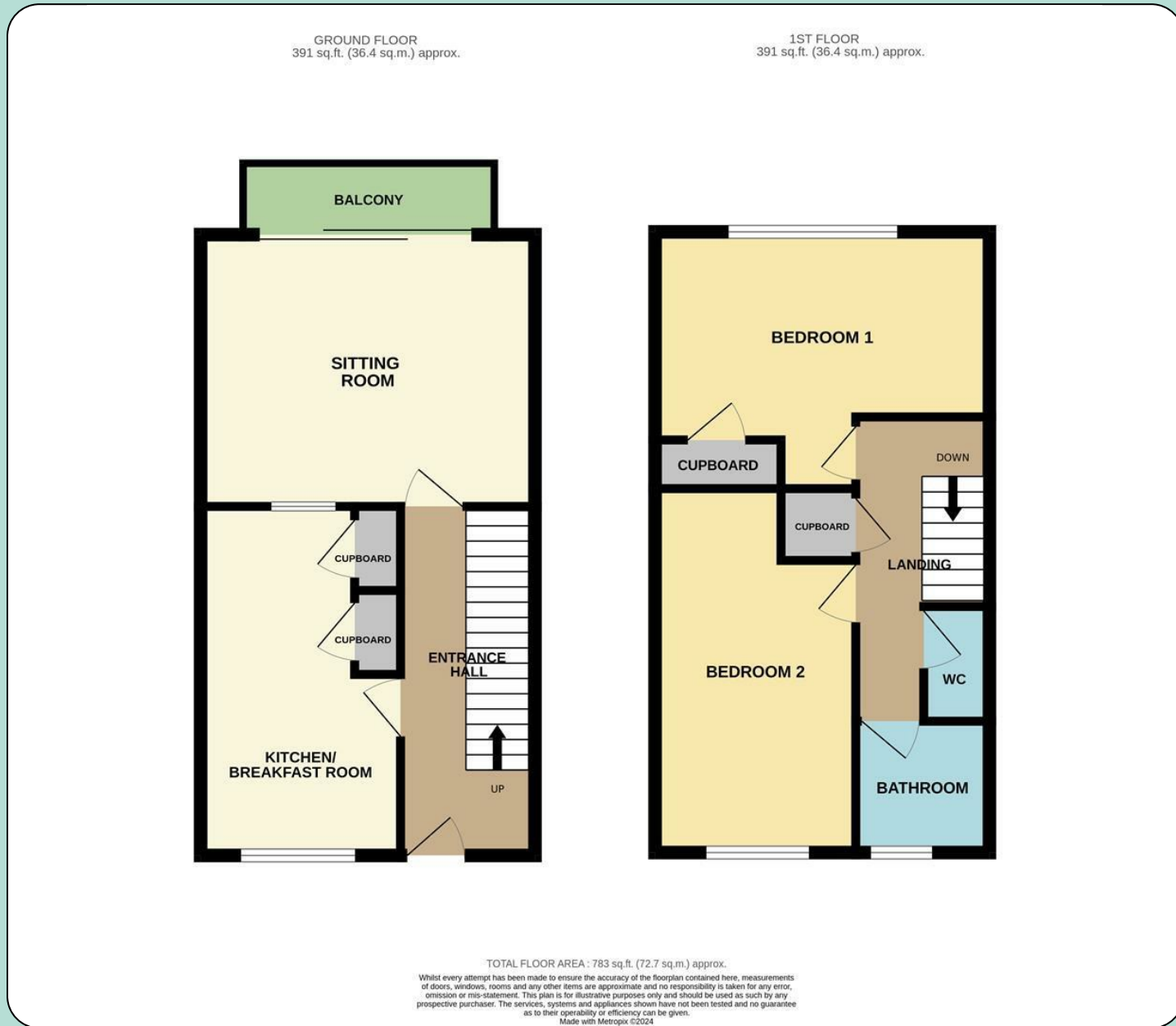


Tenure: Share of Freehold  
 Council Tax Band: A  
 EPC Rating:  
 Local Authority: East Suffolk Council

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	

**£90,000**  
 Guide Price



## St. Peters Street

Lowestoft, NR32 1QE

- Spacious throughout
- Flat set across 2 floors
- 2 Double bedrooms
- Situated in the heart of North Lowestoft
- Walking distance to local amenities
- Separate entrance hall
- Double glazing throughout
- Ideal for public transport links
- Share of the freehold
- Opportunity to put your own stamp on it



**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

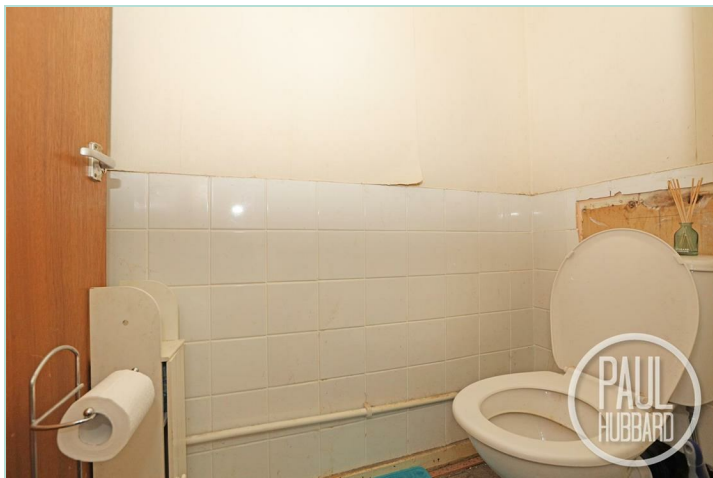
**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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](mailto:info@paulhubbardonline.com)

t - 01502 531218





### Location

This 2 bedroom flat 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, carpet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the kitchen/breakfast room and sitting room.

### Kitchen/Breakfast Room

4.62m x 2.64m  
UPVC double glazed window to the rear aspect, vinyl flooring throughout, internal window to the front aspect, part tile walls, units above and below, stainless steel sink with drainer, x2 built in cupboards and space for appliances including a washing machine, fridge/freezer and oven.

### Sitting Room

3.60m x 4.49m  
Sliding doors to the front aspect opening onto the balcony and carpet flooring throughout.

### First Floor Landing

Carpet flooring throughout, loft hatch, radiator and doors opening to bedrooms 1-2, the bathroom, WC and x2 built in storage cupboards.

### Bathroom

1.74m x 1.77m  
UPVC double glazed window to the rear aspect, vinyl flooring throughout, tile walls, bath with handheld shower attachment and a wall mounted hand wash basin.

### WC

1.50m x 0.87m  
Part tile walls, exposed wood flooring and a toilet.

### Bedroom 1

4.29m max x 4.49m  
UPVC double glazed window to the front aspect with a glimpse of sea views, carpet flooring throughout and door opening to a built in cupboard.

### Bedroom 2

4.82m x 2.67m  
UPVC double glazed window to the rear aspect and carpet flooring throughout.

### Agent Note

- Share of the freehold
- £20pm payable for insurance and maintenance cover
- There is a free communal car park, designated bike shed and communal bin store located on the grounds

### 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.

