

£250,000
Offers In Excess Of



Bishops Walk

Lowestoft, NR32 4JN

- Spacious corner plot
- 2 Double bedrooms
- Sought after Gunton location
- Off road parking
- South facing garden
- Newly fitted combi boiler
- Close to local amenities
- Separate entrance hall
- Recently fitted bathroom
- Semi-detached bungalow





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.



Entrance Hall

Parquet flooring, composite door and window to the front aspect, loft hatch, radiator and doors opening into the sitting room, bathroom, kitchen, bedrooms 1-2 and a built in storage cupboard.

Sitting Room

4.5m x 3.5m

X2 UPVC double glazed windows to front and side aspects, carpet flooring, radiator and a feature brick fireplace.



Bathroom

2.2m x 1.7m

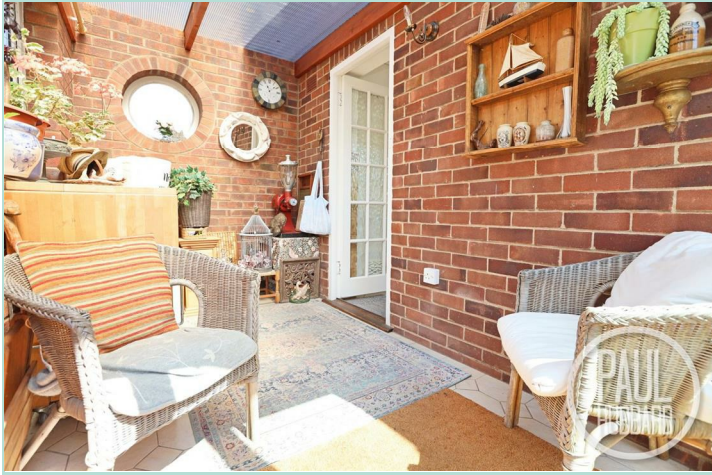
UPVC double glazed window to rear aspect and a recently fitted suite comprising of LVT flooring, toilet, vanity unit with inset hand wash basin, a radiator and a seated bath.

Kitchen

3.6m x 3.0m

UPVC double glazed window to rear aspect, doors opening to pantry and storage cupboard along with door opening into sun room. Tile flooring, radiator, part tile walls, units above and below work surfaces with inset stainless steel sink and drainer. Oven with ceramic grill, extractor fan and spaces for fridge freezer and washing machine.





Sun Room

3.3m x 1.8m

UPVC double glazed window to side aspect, sliding UPVC double glazed door opening into rear garden, feature circular window to front and tiled flooring.

Bedroom 1

3.6m x 3.5m

UPVC double glazed window to front aspect, carpet flooring, radiator and doors opening to fitted wardrobe.



Bedroom 2

3.5m x 3.5m

UPVC double glazed window to rear aspect, carpet flooring, radiator and doors opening to fitted wardrobe.

Outside

Garage 5.15m x 2.88m

A brick garage with up and over door to the front aspect, window and door to the side and additional potting store built off of the back (2.88m x 0.71m).



Situated within a spacious corner plot and featuring ample parking to the front leading up to the garage, a cast iron gate opening to the rear and a pebbled garden comprising paved walkways, flower borders and sits within a newly fitted fence surround.

To the rear is a paved walkway leading to a south facing shingle stone garden with flower borders and mature trees, all set within a panelled fence 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.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BISHOPS WALK



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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