

£220,000
Offers Over

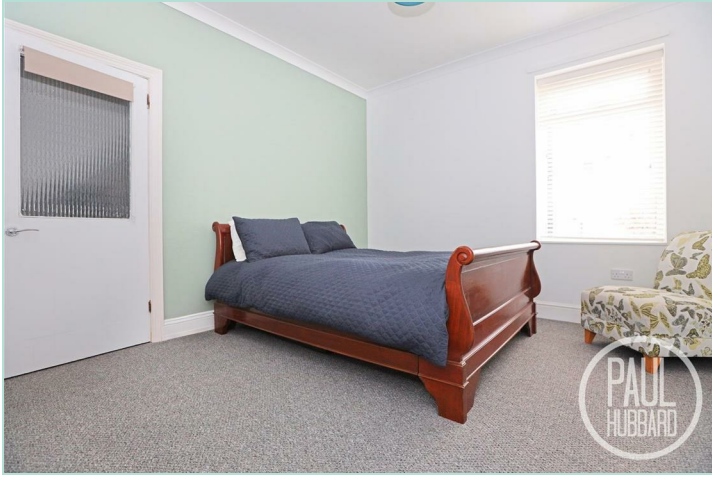


Beach Road

Lowestoft, NR32 1EA

- Having undergone a recent renovation
- One to make your own
- 6 Seperate bedrooms + Basement level
- Set across 4 floors
- Walking distance to the main town centre
- Beautiful bay front
- Newly fitted heating system
- Recently rewired throughout
- Opportunity for street parking with permit
- Close to local amenities

**PAUL
HUBBARD**



Location

This 6 bedroom end terrace is situated just walking distance to the main town centre in Lowestoft, 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.

Porch

UPVC double glazed entrance door to the front aspect, newly fitted carpet flooring throughout and door opening into the entrance hall.

Entrance hall

Newly fitted carpet flooring throughout, a radiator, dado rail, stairs leading to the first floor landing and doors opening to bedrooms 1-2, the basement and utility room.

Bedroom 1

4.34m into bay x 4.11m

UPVC double glazed bay window to the front aspect, newly fitted carpet flooring throughout and a radiator.

Bedroom 2

3.89m x 3.52m

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.

Utility Room

3.25m x 3.36m

UPVC double glazed window to the side aspect, carpet flooring throughout, dado rail, space for appliances and door opening to the kitchen.

Kitchen

1.95m x 3.36m

UPVC double glazed windows to the side and rear aspect with door opening into the conservatory, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, gas hob, wall mounted gas boiler, stainless steel sink with drainer and space for appliances including a washing machine.

Conservatory

2.00m x 2.15m

UPVC double glazed door to the side aspect opening into the garden and windows surround, laminate flooring throughout.

Basement

Steps lead down to x2 rooms ideal for storage space and benefit from light, power and radiator.

First Floor Landing

Newly fitted carpet flooring throughout, loft hatch leading to a fully insulated loft space, stairs leading to the second floor landing and doors opening to multiple built in cupboards, the sitting room, WC, bathroom and bedrooms 3-4.

Sitting Room

4.46m into bay x 5.23m

UPVC double glazed bay window to the front aspect and secondary UPVC window, newly fitted carpet flooring throughout and a radiator.





Bedroom 3

3.89m x 3.56m

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.

WC

0.92m x 1.62m

UPVC double glazed window to the side aspect, newly fitted vinyl flooring throughout, tile walls and a toilet.

Bathroom

2.04m x 1.62m

UPVC double glazed window to the side aspect, newly fitted vinyl flooring throughout, tile walls, a radiator, bath and pedestal hand wash basin.

Bedroom 4/Office

2.00m x 3.34m

A room currently being used as an office space but has the potential to be used as an additional bedroom, comprising UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.

Second Floor Landing

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout, loft hatch and doors opening to bedrooms 5 and 6.

Bedroom 5

4.50m into bay x 4.94m

UPVC double glazed bay window to the front aspect, newly fitted carpet flooring throughout and a radiator.

Bedroom 6

3.66m max x 3.61m max

UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.

Outside

To the front of the property an easily maintained concrete garden within a level brick wall surround.

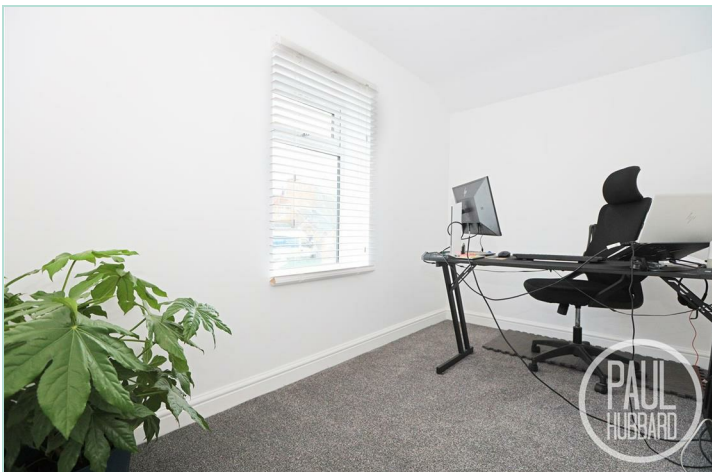
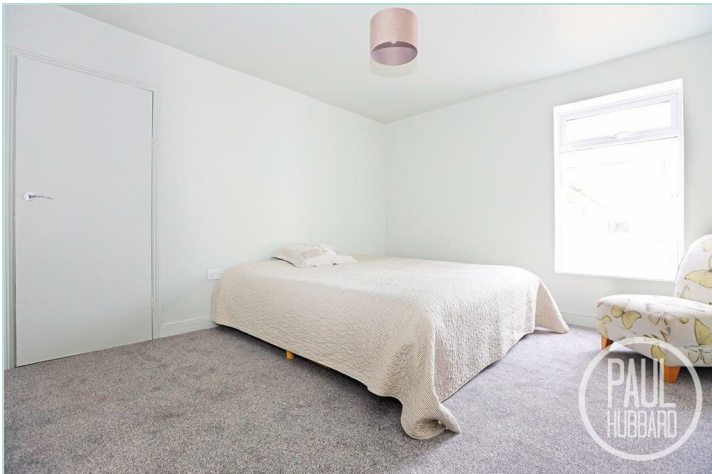
To the rear of the property a fully enclosed concrete courtyard with gate to the side aspect and a variety of raised plant borders.

Agent Note

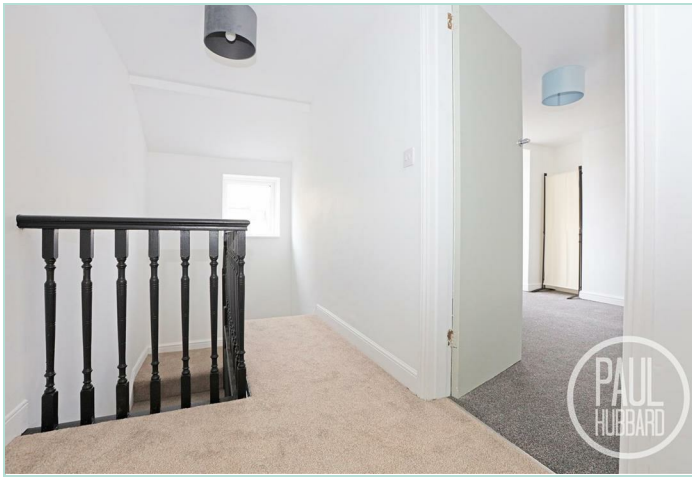
- This property benefits from internal external wall insulation, a newly fitted heating system and rewired throughout
- Having undergone a recent renovation, the kitchen and utility room will be sold as seen which will make the perfect project for the new owner to make there own and complete the renovation
- On street parking is possible with a granted permit that can be applied for

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: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(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	

BASEMENT
158 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR
630 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.

2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.4 sq.m.) approx.

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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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