

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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

£160,000
 Asking Price



Harold Road
 Suffolk, NR33 0EF

- Ideal end terrace home
- 2 double bedrooms
- Courtyard garden
- Privately owned solar panels
- New windows & doors (2024)
- Gas combi boiler
- Modern kitchen & bathroom
- Close to local amenities & shops
- Utility room
- Early viewing advised

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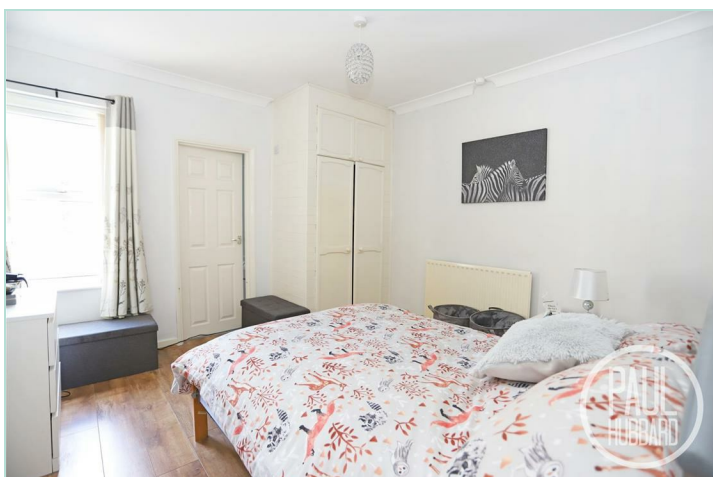
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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





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.

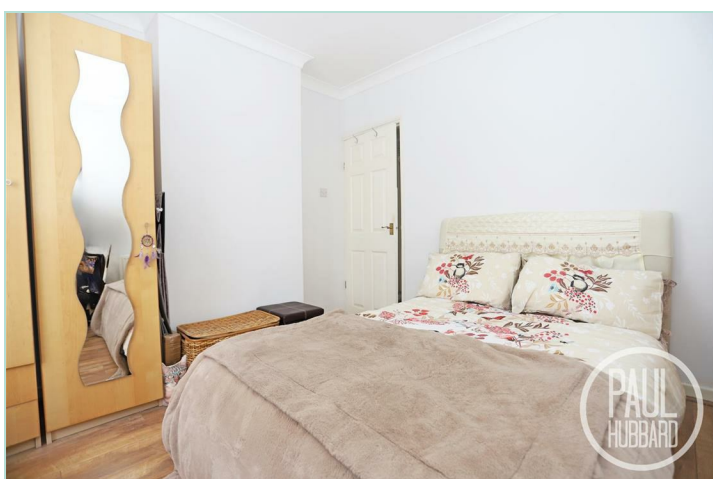


Sitting room

3.52 x 3.33
Composite entrance door & UPVC double glazed window to the front aspect, laminate flooring, radiator and an opening leads through to the stairs and then to the dining room.

Dining room

3.60 x 3.52
Laminate flooring, UPVC double glazing to the rear aspect, radiator, under stair storage cupboard and a door opens into the kitchen.



Kitchen

2.53 x 2.09
Tile flooring, UPVC double glazed window to the side aspect, vertical radiator, units above & below, laminate work surfaces, tile splash backs, built in oven, gas hob & stainless steel extractor hood, inset stainless steel 1.5 sink & drainer with mixer tap and a small step up takes you through to the utility room.

Utility room

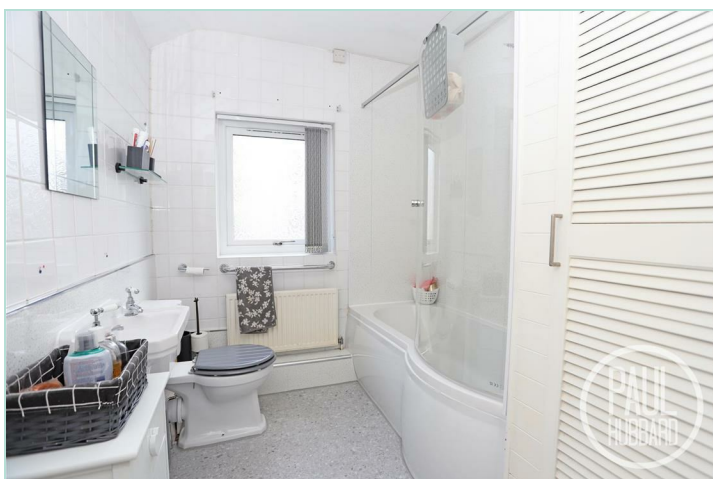
1.82 x 1.76
Tile flooring, tiled walls, UPVC double glazed window to the side aspect, units above, laminate work surface, space for a fridge, freezer & washing machine and a door opens to the rear garden.

Stairs leading to the first floor landing

Fitted carpet and a small step up to doors which open to bedrooms 1 & 2.

Bedroom 1

3.62 x 3.52
Laminate flooring, UPVC double glazed window to the rear aspect, radiator, built in storage cupboard, fitted wardrobe and a door opens into the bathroom.



Bedroom 2

3.52 x 3.32
Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.52 x 2.09
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, cupboard housing the boiler, tiled walls, extractor fan, aqua board splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and a mains fed shower above, with both hand held & rainfall heads.

Outside

A pathway leads to a fully enclosed courtyard garden, surrounded by a panel fence and brick wall. The garden also offers gated access to a rear pathway.

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.

