

£160,000
Offers In Excess Of



Spashett Road

Lowestoft, NR32 4DQ

- Ideal mid terrace home
- 3 separate bedrooms
- Off road parking
- Garage
- Gardens front & rear
- 3 reception rooms
- Perfect for making your own
- Porch entrance
- Chain free
- Close to local amenities & shops





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.

Porch

2.31 x 1.07

Timber framed entrance door to the front aspect, fitted carpet, obscure windows to the front, side and rear aspect and a door opening into the entrance hall.



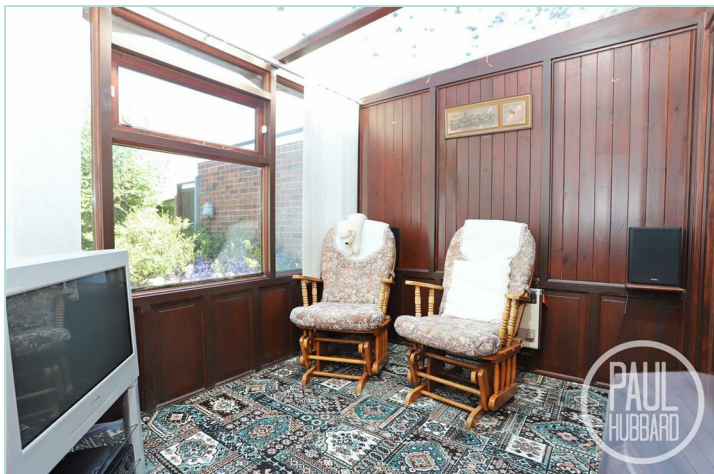
Entrance hall

Fitted carpet, storage heater, under stair storage cupboard, doors opening to the sitting room & kitchen and stairs leading up to the first floor landing.

Sitting room

4.34 x 3.40

Fitted carpet, UPVC double glazed window to the front aspect, gas fire place with tiled surround and a door opening into the dining room.



Kitchen

3.09 x 2.21

Tile flooring, UPVC double glazed window to the rear aspect, units above and below, laminate work surfaces, tile splash backs, inset stainless steel sink and drainer with mixer tap, spaces for an oven, fridge freezer & washing machine, x2 storage cupboards and doors leading out to the rear garden and dining room.

Dining room

3.40 x 2.97

Fitted carpet, gas fire place and timber frame French doors opening into the garden room.

Garden room

2.86 x 2.54

Fitted carpet, timber framed double glazed windows to the rear and side aspects and a door opens to the rear garden.

Stairs leading to the first floor landing-

Fitted carpet, storage heater, loft access and doors opening to bedrooms 1-3, the shower room & WC.



Bedroom 1

3.78 x 3.63

Fitted carpet, UPVC double glazed window to the front aspect and a storage heater.

Bedroom 2

3.78 x 2.76

Fitted carpet, UPVC double glazed window to the rear aspect, storage heater and x3 built in storage cupboards (one of which houses the hot water tank).



Bedroom 3

3.03 x 2.58

Exposed floor boards, UPVC double glazed window to the front aspect, storage heater and a built-in wardrobe.

Shower room

1.69 x 1.52

Tiled floors and walls, UPVC obscure double glazed window to the rear aspect, wall-mounted gas boiler, suite comprises of a pedestal wash basin with hot and cold taps and an electric shower set within a cubicle enclosure.

WC

1.78 x 0.80

Fitted carpet, part tiled walls and a UPVC double glazed obscured window to the rear aspect.



Outside

The property features a pathway leading to the main entrance door, with a single front garden adorned with mature trees and plants, all fully enclosed by a timber fence and brick wall.

The rear boasts a patio area, a brick-built storage shed, a mature garden with a laid lawn bordered by plants and shrubs, a shingle area, secure rear parking with double gates, and a detached garage.

Agent note

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.



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.





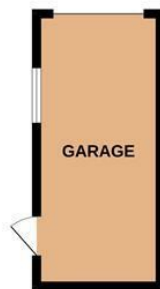


Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

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

GROUND FLOOR

1ST FLOOR



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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