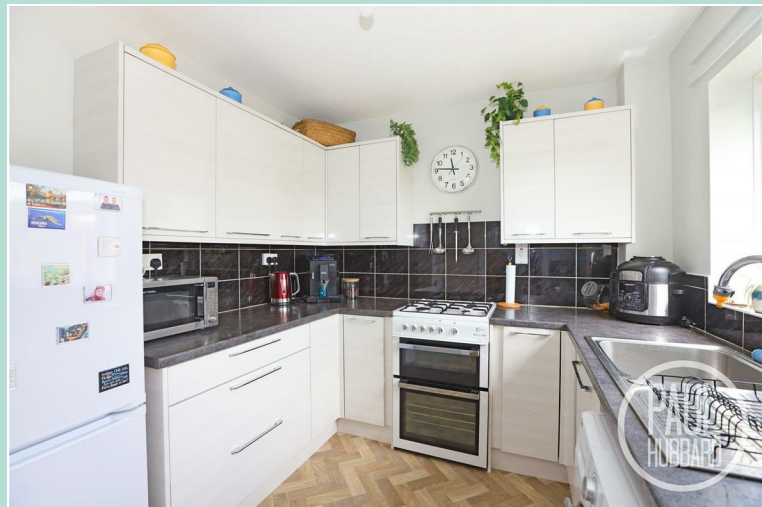


£180,000
Asking Price



Minos Road Lowestoft, NR32 4BL

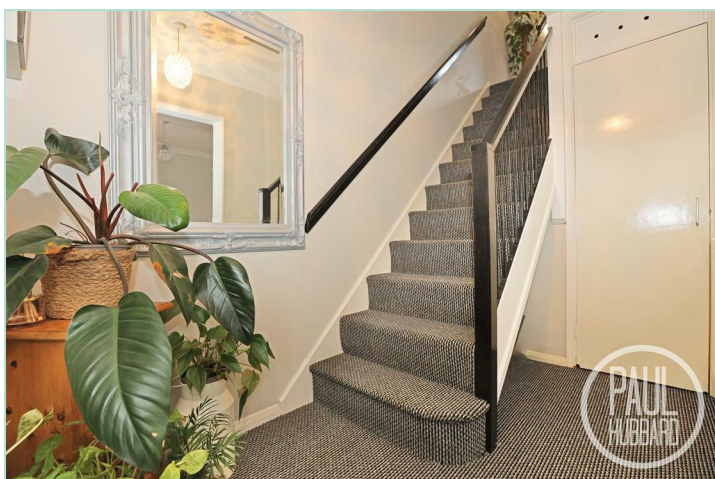
- Well presented throughout
- Two double bedrooms
- Off road parking to the rear
- Open plan lounge/diner
- Newly fitted bathroom
- Close to local amenities
- Separate entrance hall and porch
- Front and rear gardens
- Heart of North Lowestoft
- Ideal for the first time buyer

**PAUL
HUBBARD**



LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



PORCH

UPVC double glazed door to side aspect, newly fitted vinyl flooring, doors opening to x2 storage cupboards and the entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, stairs to first floor landing, door to a storage cupboard and opening to the lounge/diner.



LOUNGE/DINER

6.60m x 3.00m max

UPVC double glazed window to front aspect and door to rear aspect opening into the garden, newly fitted vinyl flooring, x2 radiators and an opening to kitchen.

KITCHEN

2.58m x 2.48m

UPVC double glazed window to rear aspect, newly fitted vinyl flooring, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including a washing machine, electric oven and fridge freezer.



STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, loft hatch and doors opening to bathroom and bedrooms 1-2.



BATHROOM

1.67m x 2.06m

A newly fitted bathroom comprising a UPVC Double glazed window to the rear aspect, vinyl flooring, a toilet, pedestal wash basin, bath with mains fed shower above and a heated towel rail.

BEDROOM 1

3.80m max x 4.07m max

x2 UPVC double glazed windows to front aspect, carpet flooring, radiator, space for double bed, doors opening to a built in wardrobe and cupboard.



BEDROOM 2

3.24m x 2.92m

UPVC double glazed window to rear aspect, carpet flooring, radiator and space for double bed.



OUTSIDE

To the front of the property a level timber gate opens to a pebbled front garden with concrete pathway that leads to the entrance porch, bordered by a newly fitted timber fence.

To the rear of the property a patio seating area and concrete pathway leads up to a laid lawn garden with pebbled and decked areas and features x2 timber garden sheds, all fully enclosed within a newly timber fence surround with gate that opens to rear access where you can find off road parking spaces.

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.



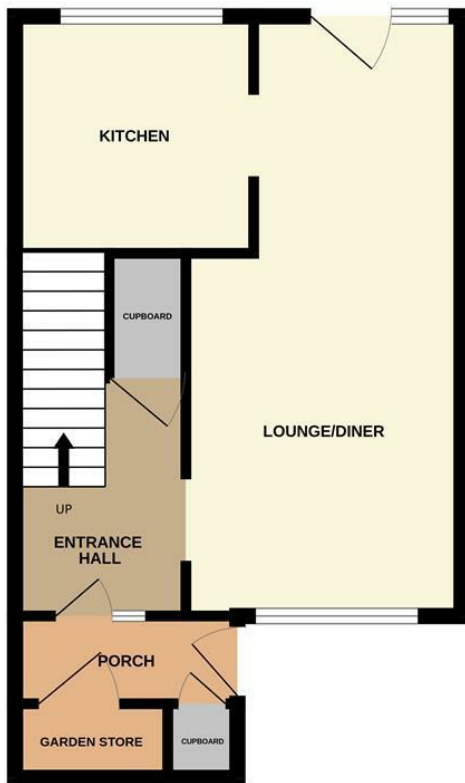




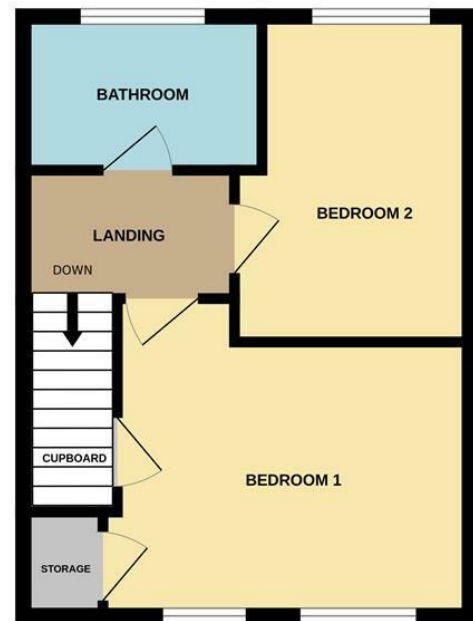
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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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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