

£180,000
Guide Price



Ethel Road Lowestoft, NR32 2DN

- Guide price: £180,000 - £190,000
- Ideal family home
- 3 separate bedrooms
- Off road parking
- South facing rear garden
- Open plan kitchen/ diner
- Spacious entrance hall
- Neutral decor throughout
- Gas central heating
- Garage





Location

This 3 bedroom family 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

UPVC door & double glazed obscure windows to the front aspect, laminate flooring, vertical radiator, a door opens to the sitting room, an opening leads to the kitchen diner and stairs lead up to the first floor landing.

Sitting Room

4.16m x 3.38m

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



Kitchen/Diner

3.20m x 5.36m

Tile flooring, x2 UPVC double glazed windows to the rear aspect, radiator, down lights, units above & below, cupboard housing gas combi boiler, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in extractor fan, spaces for an oven, fridge freezer, dishwasher & washing machine, breakfast bar, ample space for a table & chairs if desired and a UPVC door opening to the rear garden.

First floor landing

Fitted carpet, UPVC double glazed window to the side aspect, vertical radiator, down lights, loft access and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

4.32m x 3.31m

Fitted carpet, UPVC double glazed window to the front aspect, down lights and a radiator.



Bedroom 2

3.03m x 3.18m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

2.37m x 1.96m

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



Bathroom

1.68m x 2.12m

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, down lights, tile splash backs, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains fed shower above with a rainfall & hand held head.

Outside

The front garden features a shingle driveway providing ample off-road parking for multiple vehicles which is partially enclosed by a panel fence surround. A public access road to the side provides access to the garage.



The south-facing rear garden is a combination of shingle areas and a well-maintained lawn. There's ample space to accommodate a table and chairs, making it ideal for outdoor dining or relaxation. The garden is enhanced by decorative plants and shrubs, adding a touch of greenery and a door provides direct access to the garage.

Garage

2.38m x 4.15m

The garage is equipped with an up-and-over door for easy access and features both lighting and power, making it suitable for storage, a workshop, or additional parking.

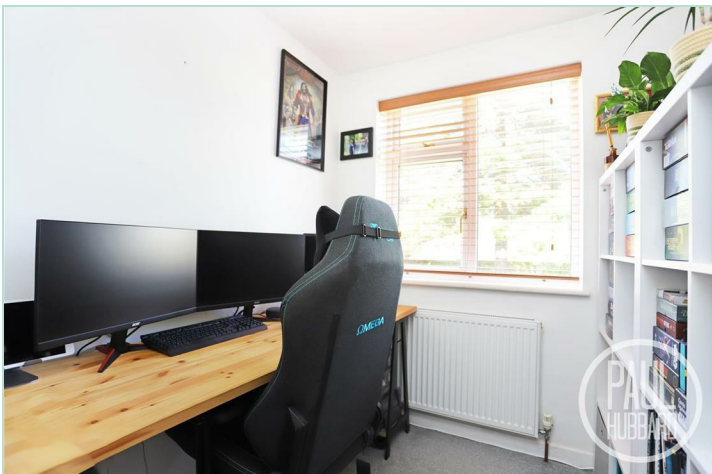


Agent note

The views portrayed in the final image serve as a depiction of the surrounding locality and is not directly visible from the property.

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.



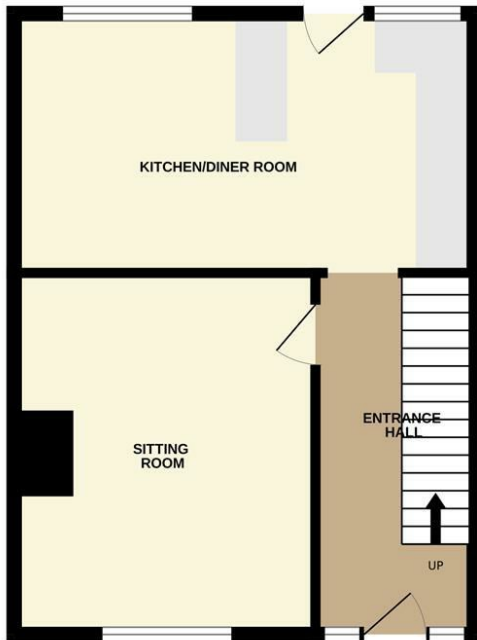




Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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