

£200,000
Guide Price



Gorse Green

Lowestoft, NR32 2SL

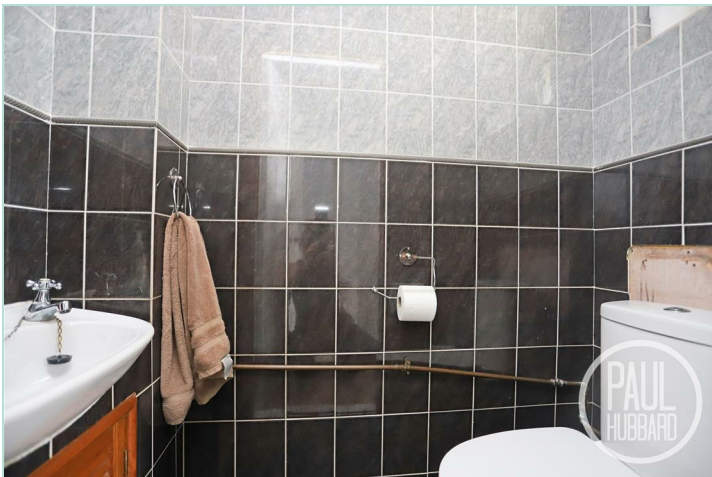
- Mid terrace family home
- 4 bedrooms
- Deceivingly spacious
- Perfect for putting your own stamp on it
- Low maintenance rear garden
- Porch entrance
- Ample storage
- Ground floor shower room & first floor bathroom
- Ground floor cloakroom
- Close to local amenities & shops

**PAUL
HUBBARD**



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 breathtaking 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 Porch

Composite entrance door to the front aspect, laminate flooring, radiator and doors opening to a sitting room & the cloakroom.

Cloakroom

0.79m x 1.55m

Tile flooring, tiled walls, UPVC double glazed obscure window to the front aspect, suite comprises a toilet and a wall mounted wash basin with hot & cold taps.



Sitting Room

3.10m x 3.66m

Laminate flooring, UPVC double glazed window to the front aspect, radiator, under stair storage cupboard (housing the fuse board), stairs leading to the first floor landing and a door opens to reception room.

Kitchen

3.77m x 2.17m

Laminate flooring, tiled walls, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built in extractor hood, spaces for a Rangemaster style oven & dishwasher and an archway opening leads through to the utility room.



Dining Room

3.77m x 3.56m

Laminate flooring, radiator, French doors open to the rear garden and a door opens into the kitchen.

Utility

1.50m x 2.59m

Laminate work surface, spaces for a fridge freezer, washing machine & tumble dryer and doors open into bedroom 4 & out to the rear garden.

Bedroom 4

3.45m x 2.60m

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a door opens into the shower room.



Ensuite Shower Room

1.31m x 2.58m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, tile splash backs and an electric shower with a hand held head.

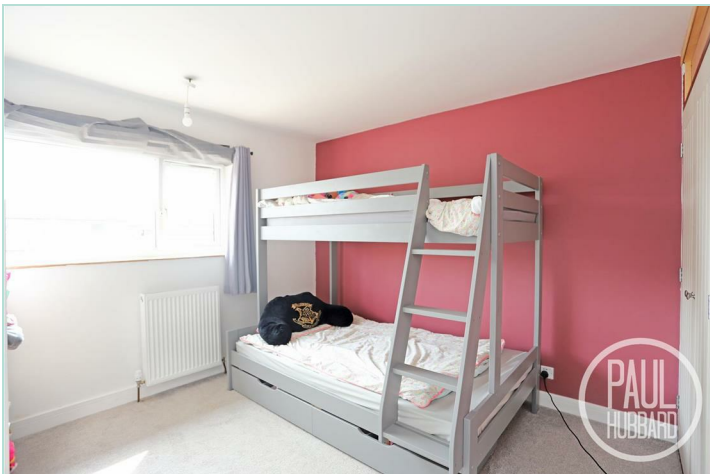
First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

4.17m x 2.72m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and doors open to a built in wardrobe.



Bedroom 2

3.20m x 3.06m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and doors open to a built in wardrobe.

Bedroom 3

2.23m x 2.72m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and sliding doors open to a built in wardrobe.



Bathroom

1.61m x 2.80m

Laminate flooring, UPVC double glazed obscure window to the front aspect, tiled walls, heated towel rails, extractor fan, suite comprises a toilet, a wall mounted wash basin with a mixer tap, a bath with a mixer tap and a mains fed shower with both hand held & rainfall heads.

Outside

The front garden features a neatly laid lawn with a pathway leading to the front door, which is sheltered by a canopy. The space is enclosed by a brick wall, picket fence, and a hedge line, offering both privacy and curb appeal.

The low-maintenance patio garden at the rear is fully enclosed by a panel fence surround, providing a private outdoor space. Gated access to the rear is also available for added convenience.

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.



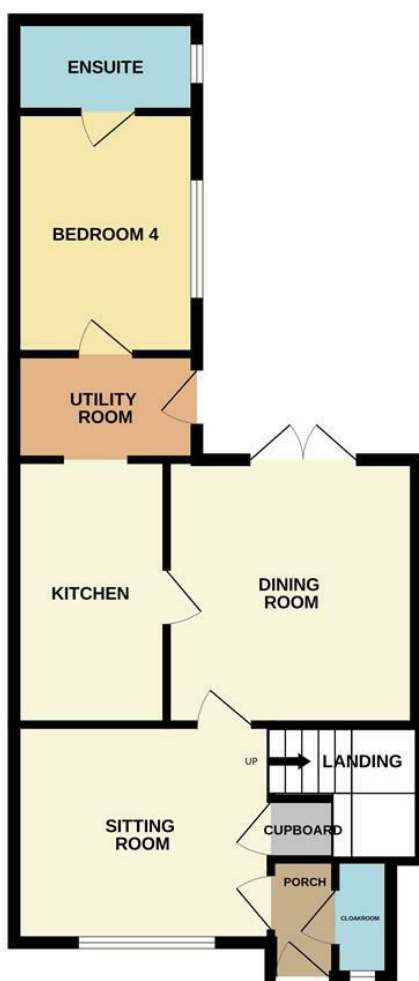




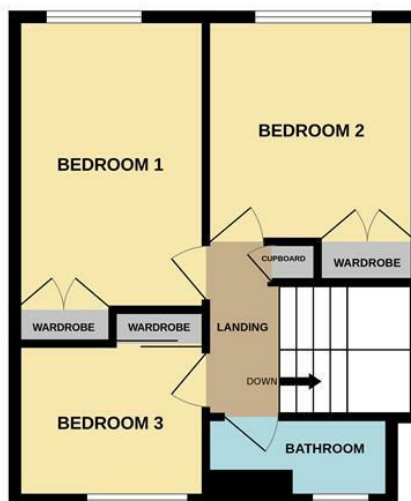
Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

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
 602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
 413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.3 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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