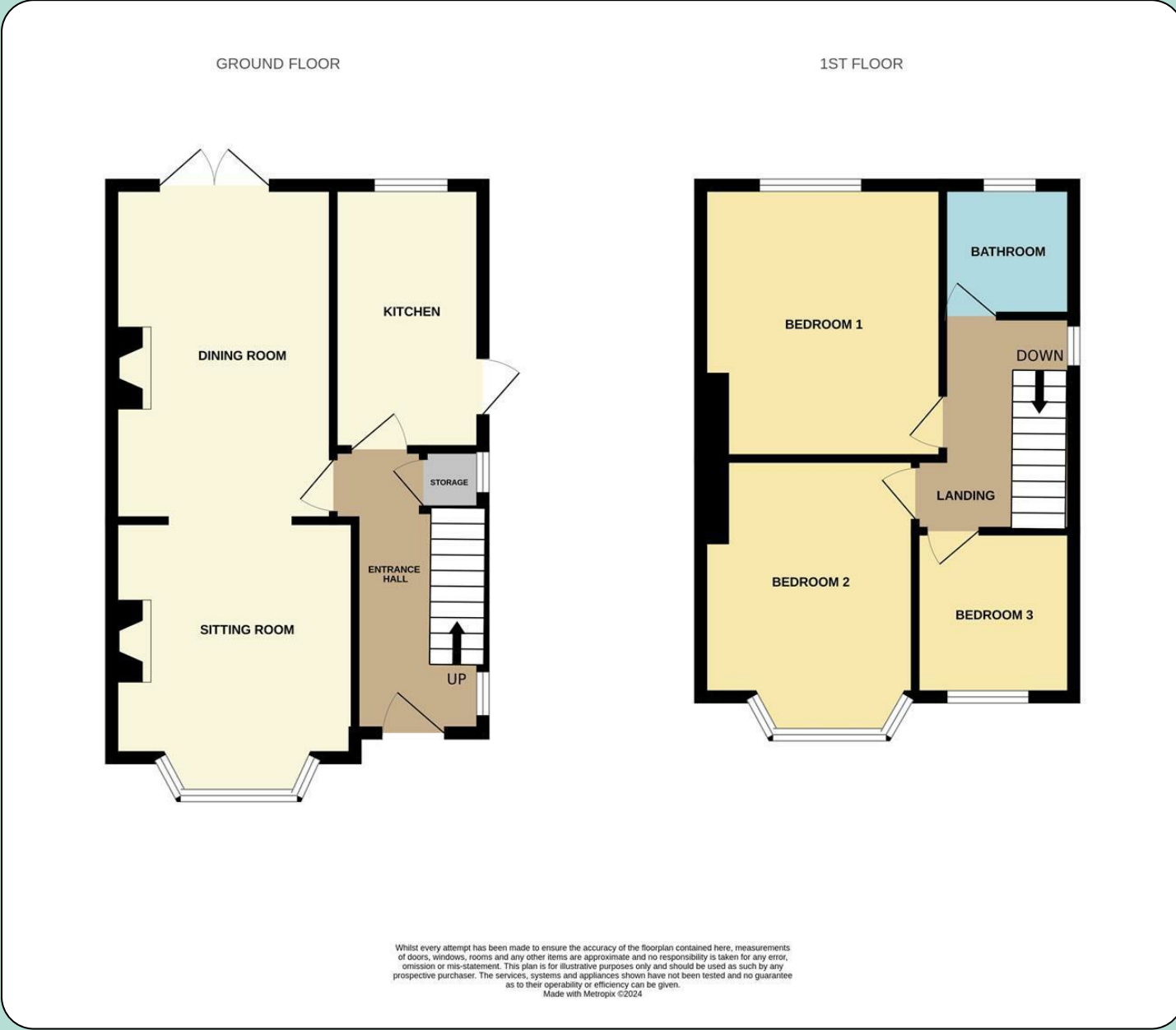


Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£190,000
 Asking Price



Waveney Crescent
 Suffolk, NR33 0TX

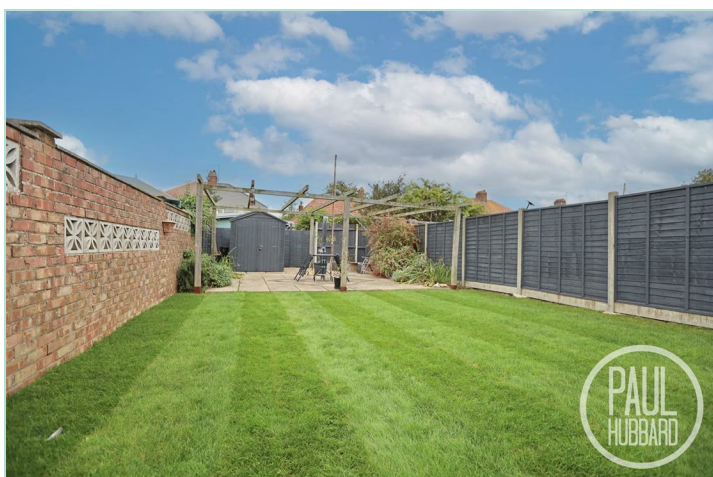
- Chain free
- Three separate bedrooms
- Open plan lounge/diner
- Driveway with ample off road parking
- Well presented throughout
- Cast iron wood burner
- Private rear garden
- Ideal first time buyer home
- Double glazing throughout
- Close to local amenities



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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 3 bedroom semi-detached property 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

3.93m x 1.66m

UPVC double glazed window and door to the front aspect, bamboo oak flooring throughout, radiator, under stair storage cupboard, doors opening to the kitchen and dining room, stairs leading to the first floor landing.

Kitchen

4.10m x 1.96m

UPVC double glazed window to the rear aspect, Novocore vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, spaces for oven, washing machine and fridge/freezer, UPVC double glazed door opens to the side aspect leading to the rear garden.

Dining room

3.85m x 3.05m

UPVC double glazed French door opening to the rear garden, laminate flooring throughout, period feature fireplace with decorative tiled surround, radiator and an opening into the sitting room.

Sitting room

3.35m max x 3.24 max

UPVC double glazed bay window to the front aspect, laminate flooring throughout, radiator and a cast iron wood burner.

Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch, doors opening to the bathroom and bedrooms 1-3.

Bathroom

1.72m x 1.71m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, pedestal wash basin, toilet, panelled bath with a rainfall shower and handheld attachment.

Bedroom 1

3.73m x 3.33

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

Bedroom 2

3.84m x 2.96m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, radiator and space for a double bed.

Bedroom 3

2.36m x 2.11m

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

Outside

To the front of the property is a paved driveway leading up to the entrance door, plants and shrubs surround with gated access through to the rear.

To the rear of the property, the garden features steps leading down to a paved area, followed by a well-maintained laid lawn. There is a patio area, perfect for seating, along with a decorative stone section. The garden is enclosed by panel fencing, with plants and shrubs adding a touch of greenery, and includes a garden shed for extra storage.

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.

