


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

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	

£260,000
Asking Price



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Crome Walk
Lowestoft, NR32 4NF

- Chain free
- Three separate bedrooms
- Driveway with ample off road parking and long garage
- Private rear garden
- Opportunity to put your own stamp on it
- Separate entrance porch
- Sought after location
- Double glazing throughout
- Close to public transport links
- Close to local amenities



Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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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.

Entrance porch

1.88m x 1.21m

Entrance door to the side aspect and a UPVC double glazed window to the front aspect, parquet flooring throughout, storage cupboard housing electric box, radiator and a door opens to the sitting room.

Sitting room

5.12m x 3.68m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, feature fireplace, radiator and doors opening to the kitchen and the hallway.

Kitchen

3.71m x 2.44m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, units above and below, work surfaces, composite sink with drainer, integrated oven, with hob and extractor fan, spaces for fridge/freezer, washing machine, a radiator and a door opens to the lean to.

Lean to

2.67m x 1.36m

UPVC double glazed window to the front aspect, carpet flooring throughout, units above and below, space for a freezer and a door opens to the rear garden.

Hallway

Carpet flooring throughout, doors opening to the shower room, storage cupboard housing gas boiler and bedrooms 1-3.

Bedroom 1

4.53m max x 2.72m

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

Bedroom 2

3.61m x 2.08m

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

Bedroom 3/ Dining room

3.60m x 2.68m

UPVC double glazed window to the rear aspect, carpet flooring throughout and radiator. This room could be used as a third bedroom or a dining room.

Shower room

2.08m x 1.74m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, vanity unit with inset sink and toilet, shower within an enclosed glass cubicle, radiator and a towel rail.

Outside

To the front, a quiet pathway leads down to the entrance door, bordered by a neatly laid lawn with surrounding plants and shrubs, set back from the main road for added tranquillity.

To the rear, a concrete pathway leads to a laid lawn with a patio area and two garden sheds. The space includes gated access to the front, bordered by plants and shrubs, and is enclosed by fencing for privacy. Outdoor lighting highlights the area, while a pathway leads down to a garage with off-road parking available at the rear.

Garage

Light and power with up and over door, door opens to the side aspect for added convenience from the rear garden.

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.

