

£250,000
Asking Price



London Road South

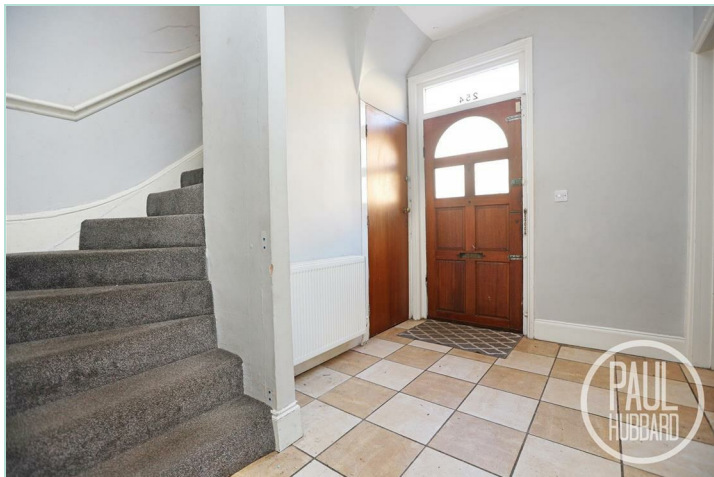
Suffolk, NR33 0BE

- Spacious Victorian family home
- 5 bedrooms set over three floors
- Off road parking
- South East facing courtyard
- Opportunity to put your own stamp on it!
- Open plan lounge/diner
- Separate utility room
- Ground floor bathroom and 1st floor shower room
- Close to local amenities
- *100m to award winning beach*

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

This 5 bedroom Victorian style semi-detached house is situated walking distance from the beach, located in an English coastal town Lowestoft, 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.

Entrance hall

3.10m max x 2.07m

Entrance door to the front aspect, tile flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the lounge/diner, bathroom, kitchen and a storage cupboard.

Lounge/Diner

8.35m max x 3.61m

Bay window to the front aspect, carpet flooring throughout, X2 radiators and french doors opening to the utility room.

Bathroom

1.76m x 1m46m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, toilet, vanity unit with hand wash basin, bath with handheld shower attachment and an extractor fan.

Kitchen

4.71m max x 3.00m

Internal window to the rear and side aspect, tile flooring throughout, units above and below, laminate work surfaces, inset stainless steel sink with drainer, integrated oven, hob and extractor fan, space for a dishwasher, a cupboard housing the gas boiler, a radiator and an opening to the utility room.

Utility room

2.16m x 1.64m

Internal window and door to the rear aspect, tile flooring throughout, units above and below, laminate work surfaces, space for a washing machine and an opening to a storage cupboard.

Conservatory

6.93m x 2.40m

UPVC double glazed windows to the rear and side aspects, lantern roof, tile flooring throughout and a UPVC double glazed door to the rear aspect leading to the courtyard.

Stairs leading to the first floor landing

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, stairs leading to the second floor landing and doors opening to the bathroom and bedrooms 1-3.

Bedroom 1

4.62m max x 3.63m

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

Bedroom 2

3.63m x 3.03m

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



Bedroom 3

3.58m x 2.99m

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

Bathroom

1.89m x 1.89m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, shower within an enclosed glass cubicle with handheld attachment, pedestal wash basin, a toilet and a heated towel rail.

Stairs leading to the second floor landing

Carpet flooring throughout, doors opening to bedrooms 4 and 5.

Bedroom 4

3.63m x 3.60m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, space for a double bed and an opening to a large eaves storage.



Bedroom 5

3.58m x 3.11m

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

Bedroom 6

4.10m x 3.02m

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

Bedroom 7

3.54m x 3.02m

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



Outside

To the front of the property, a charming patio courtyard with a gated entrance and outdoor lighting leads to the main door. A door to the side provides access to a private courtyard, while a side alleyway connects the property to the rear road for added convenience.

To the rear, the property boasts a southeast-facing courtyard with a concrete patio area, enclosed by fencing and brick surroundings. Double gates and a single gate provide access to a rear road and alley, with off-road parking available. Additional gated access leads to the front aspect, ensuring practicality and privacy.

Financial services

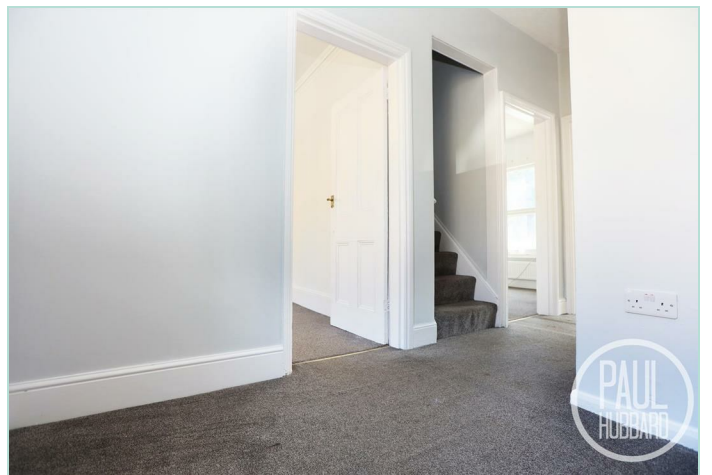
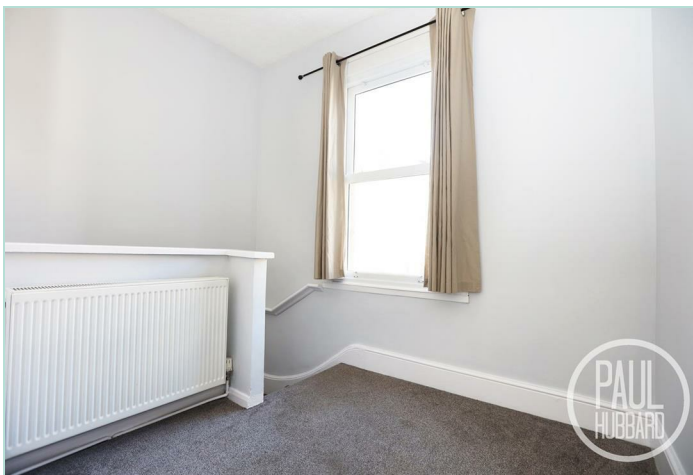
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Agent note


New heating system, full rewire and replacement sash windows in 2021.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

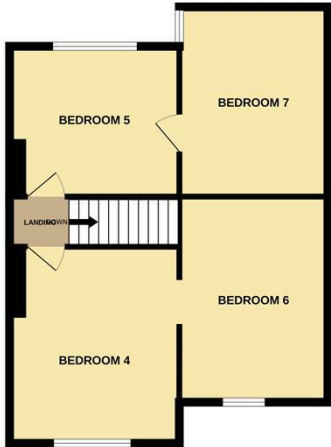
GROUND FLOOR
 884 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
 620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
 563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 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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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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