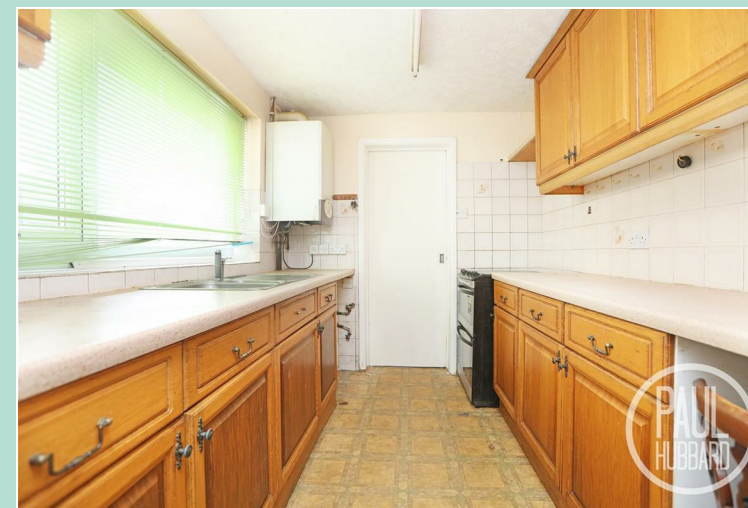


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

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

£120,000
 Asking Price



Raglan Street
 Lowestoft, NR32 2JT

- Chain free
- Three separate bedrooms
- Spacious sitting room
- Off road parking
- Opportunity to put your own stamp on it!
- Ground floor shower room
- Gas central heating
- Double glazing throughout
- Close to local amenities
- Close to public transport links



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 Suffolk
 NR33 0BB

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 01502 531218
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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

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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.

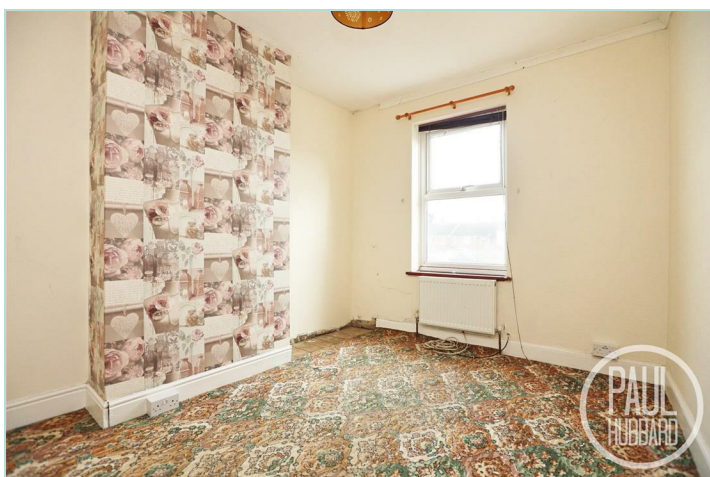


Entrance porch

UPVC double glazed obscure window to the front aspect, carpet flooring throughout, cupboard housing electrics and a door opening to the entrance hall.

Entrance hall

Carpet flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen and under-stair storage.



Lounge/Diner

6.64m max x 3.37m

UPVC double glazed window to the front and rear aspect, carpet flooring throughout, X2 feature fireplaces, X2 radiators and a serving hatch.

Kitchen

2.82m x 2.21m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for an oven, fridge/freezer and a washing machine and a wall mounted boiler.

Rear lobby

1.75m x 1.10m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, X2 storage cupboards, space for a tumble dryer and a door opens to the shower room.

Shower room

2.21m x 1.70m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, tiled walls, shower within an enclosed glass cubicle, vanity unit with hand wash basin, toilet, heated towel rail and X2 radiators.



Stairs leading to the first floor landing

Carpet flooring throughout, loft access and doors opening to bedrooms 1-3

Bedroom 1

4.05m x 3.18m

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

Bedroom 2

4.14m x 2.16m

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch and a radiator.

Bedroom 3

3.32m x 2.89m

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

Outside

To the front, a sturdy brick wall with gated access opens to a well-maintained pathway leading to the main entrance, flanked by lush plants and neatly trimmed shrubs for a welcoming touch.

To the rear, a paved area transitions to a laid lawn, complemented by a timber garden shed and a storage unit. Gated access to the rear provides convenience, with potential for off-road parking. The space is further enhanced by plants and shrubs, adding a touch of greenery.

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.

