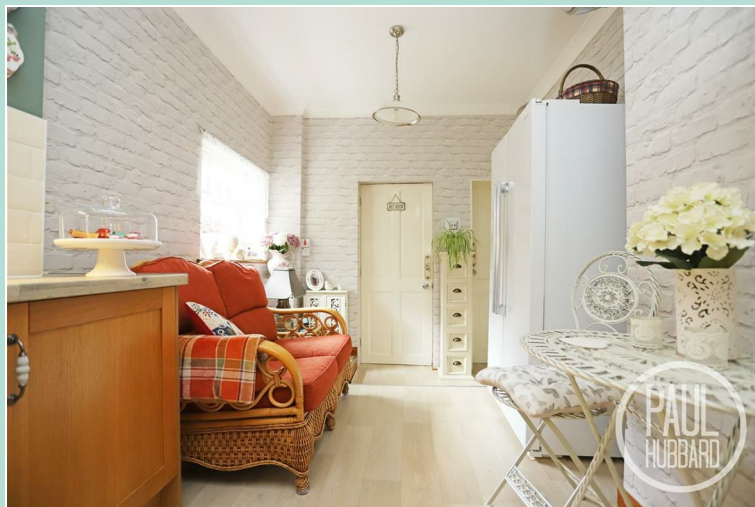


£220,000  
Asking Price

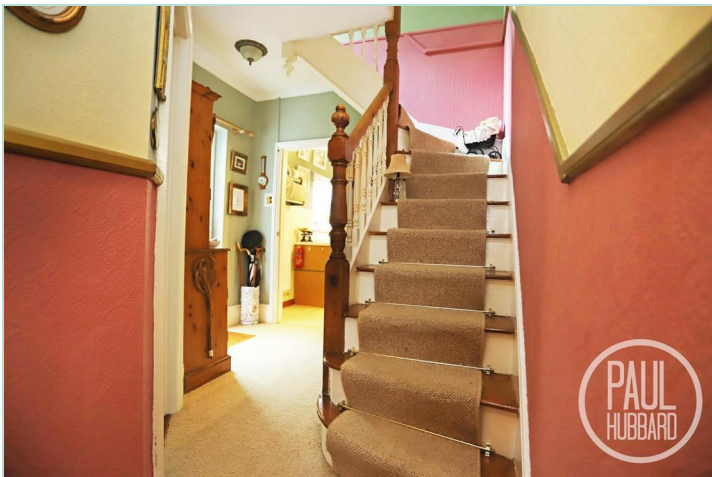


## Beresford Road

Lowestoft, NR32 2NQ

- Larger than average grand Victorian home with 4 double bedrooms
- Spacious lounge/diner
- Recent rewire with electric trips
- Period features throughout
- Modern wet room
- Gorgeous kitchen/breakfast room
- Fully enclosed south/west facing rear garden
- Extremely well presented throughout
- Gas central heating with combi boiler
- Close to local amenities & shops





## 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.

## Summary

This stunning, larger-than-average Victorian home boasts four spacious double bedrooms and is beautifully presented throughout. With a wealth of period features, the property offers a perfect blend of classic charm and modern convenience. Highlights include a generous open-plan lounge/diner, a gorgeous kitchen/breakfast room, and a modern wet room with separate WC. The south/west-facing rear garden is low maintenance and ideal for relaxation or entertaining. Additional features include gas central heating, a ground floor cloakroom, and its location close to local amenities, shops, and excellent schools.

## Entrance Hall

Timber door with decorative glass opening to the front aspect, carpet flooring, recessed door mat, stairs leading to first floor landing, under-stair storage cupboard and doors opening to the lounge/diner, kitchen/breakfast room & out to the rear garden.

## Lounge/ Diner

7.86 max into bay x 3.21 max

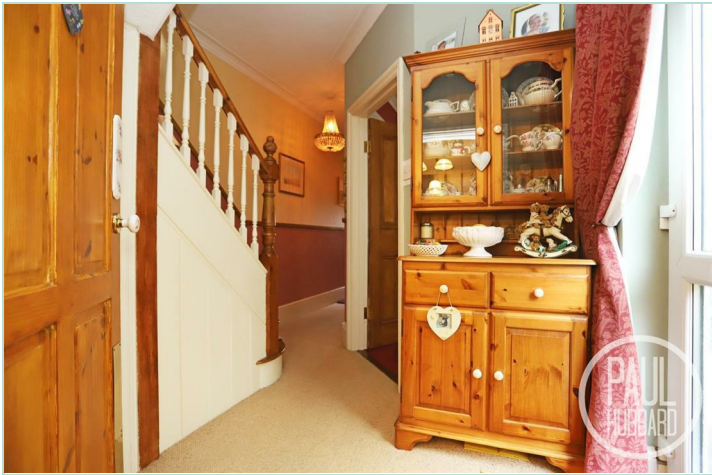
Bay timber sash window to the front aspect, UPVC double glazed window to the rear aspect, carpet flooring, x2 radiators and an working gas fireplace with a decorative tile surround.



### Kitchen/ Breakfast Room

6.94 max x 2.71 max

2 x UPVC double glazed windows to the side aspect, vinyl flooring, x2 radiators, feature pendant lighting, units above and below, laminate work surfaces, tile splash backs, inset ceramic sink and drainer with mixer tap, included in the sale is a double gas oven with 7 ring hob, stainless steel extractor fan & an American style fridge freezer, plus spaces for a washing machine & dishwasher and a small step down takes you to the wet room & extra WC.



### Wet Room

1.88 x 1.60

UPVC double glazed obscure window to the side aspect, non-slip flooring, tiled walls, heated towel rail, extractor fan, suite comprises a toilet, wall-mounted wash basin with hot & cold taps and an electric shower.

### WC

1.64 x 0.69

UPVC double glazed obscure window to the rear aspect, down lights, vinyl flooring and a toilet.



### Stairs leading to the first floor landing

UPVC double glazed window to side aspect, both wood and carpet flooring with runner, radiator, loft access hatch and doors opening to bedrooms 1-3.

### Bedroom 1

4.30 max into bay x 4.33 max

Bay timber frame sash window to the front aspect, carpet flooring and a radiator.

### Bedroom 2

3.65 max x 3.22 max

UPVC double glazed window to the rear aspect, fireplace & mantle, radiator and carpet flooring.

### Bedroom 3

4.12 x 2.72

UPVC double glazed window to side aspect, carpet flooring, radiator, fitted wardrobes and an opening leads through to bedroom 4.







### Bedroom 4/ Home Office

2.72 x 2.72

This room is currently set up as a home office but offers versatile potential, making it ideal for use as a 4th bedroom or a variety of other purposes. Comprises UPVC double glazed window to rear aspect, radiator, gas combi boiler and carpet flooring.

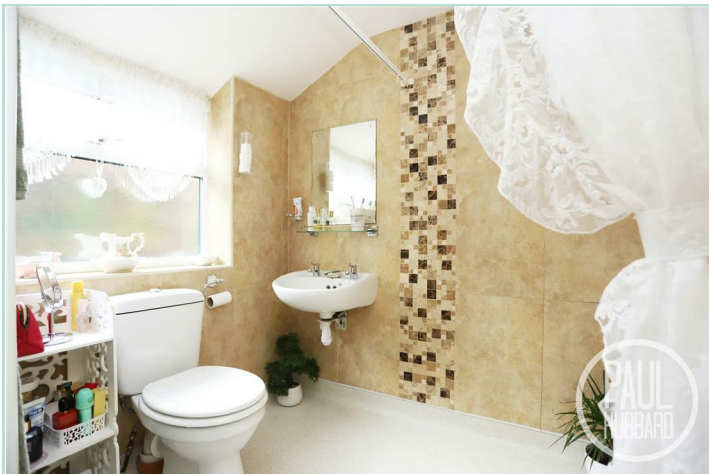
### Outside

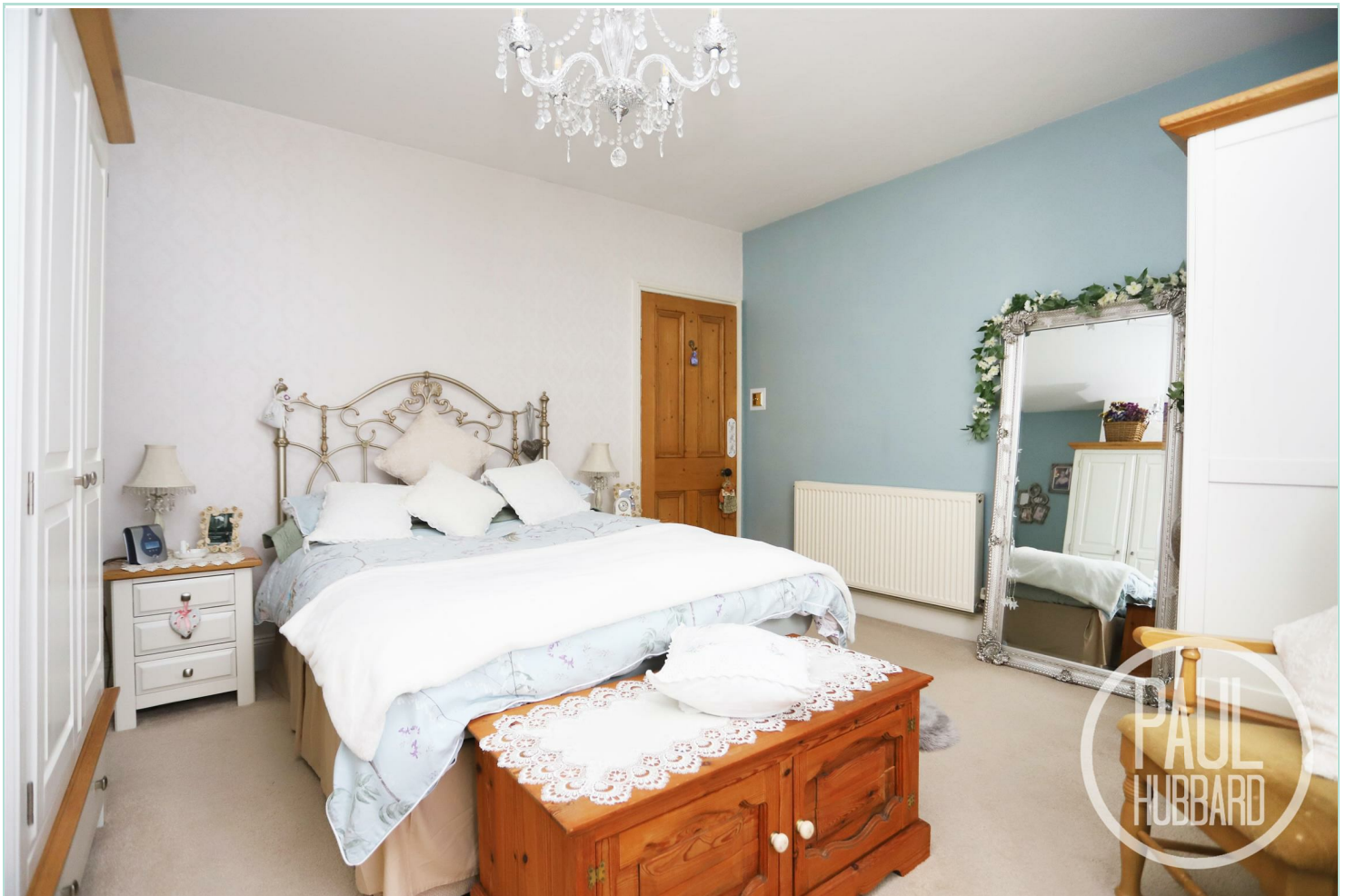
At the front, a decorative tiled walkway leads to a charming storm porch, which shelters the front door and features a stylish outdoor light. The low-maintenance shingle garden is enclosed by a brick wall surround.

A paved walkway with shingle borders guides you to the southwest-facing rear garden. This delightful outdoor space includes a paved seating area, perfect for relaxing or entertaining, enclosed by a panelled fence for privacy. Additional features include a timber storage shed with convenient access via a rear gate.

### 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.







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

| Energy Efficiency Rating                    |               |                            |
|---|---------------|----------------------------|
|   | Current       | Potential                  |
| Very energy efficient - lower running costs |               |                            |
| (92 plus) A                                 | <div>68</div> | <div>86</div>              |
| (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<br>2002/91/EC |



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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