

£210,000
Asking Price

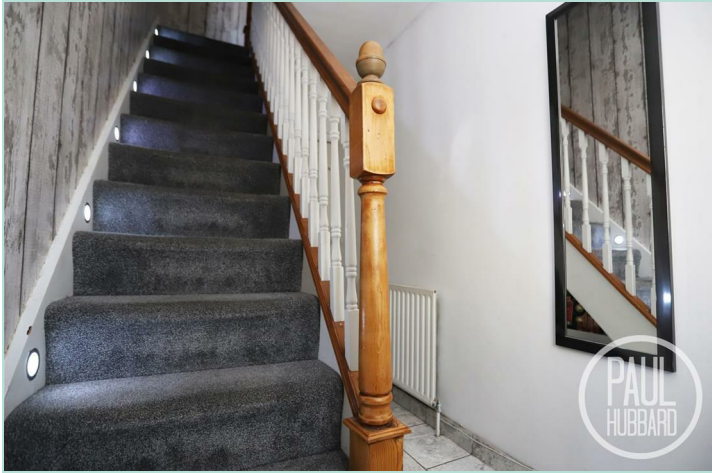


Long Road

Lowestoft, NR33 9DD

- Bay fronted semi-detached home
- Well presented throughout
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Hallway entrance
- Open-plan reception areas
- Gas fired central heating
- Modern kitchen & adjoining utility room
- West facing rear garden
- A popular location close to local schools & amenities





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 Hall

UPVC door to the front aspect, tile flooring, radiator, stairs leading to the first floor landing and a door opens into the dining room.

Sitting Room

Fitted carpet, radiator and a UPVC double glazed bay window to the front aspect.

Dining Room

Laminate flooring, fitted units, radiator, a door opens to the bathroom, openings lead through to the sitting room & kitchen and UPVC French doors open to the rear garden.

Bathroom

Tiled floors & walls, UPVC double glazed obscure window to the side aspect, gas fired boiler, storage unit, suite comprises a toilet, pedestal wash basin with a mixer tap set into a vanity unit, a panelled corner bath with a mixer tap and a mains-fed shower set above with both hand-held & rainfall heads.

Kitchen

Laminate flooring, x2 UPVC double glazed windows to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor fan, integrated dishwasher and an opening leads through to the utility room.

Utility Room

x2 UPVC double glazed windows to the side aspects, radiator, fitted units, space for a fridge freezer & washing machine, a laminate work surface and a UPVC door opens to the rear garden.

Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3.

Bedroom 1

Laminate flooring, x2 UPVC double glazed windows to the front aspect, radiator and fitted wardrobes with down lights.

Bedroom 2

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

Bedroom 3

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





Outside

At the front, a brickweave driveway offers parking for multiple vehicles, with a step leading up to the main entrance door and gated access to the rear garden.

The west-facing rear garden features a spacious patio area, a neatly laid lawn, raised planters, and bark borders. A timber storage shed and an additional brickweave area at the side provide ample space for extra storage. The garden also includes an outdoor tap and is fully enclosed by a panel fence surround for privacy.

Financial services

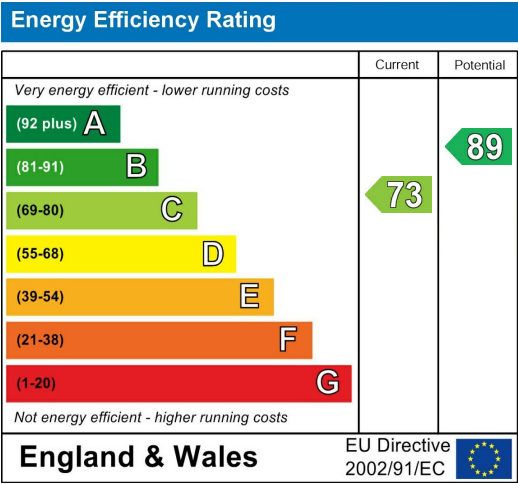
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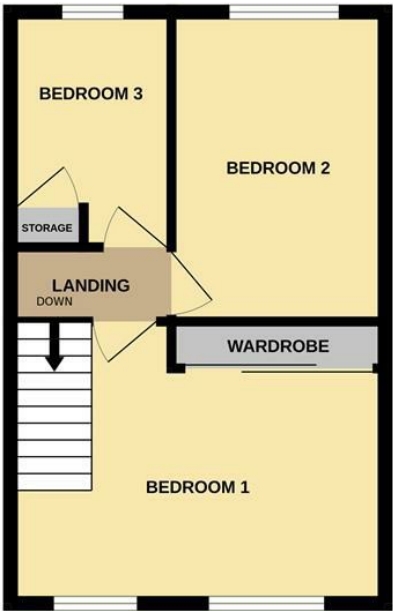
Tenure: Freehold
 Council Tax Band: TBC
 EPC Rating: C
 Local Authority: East Suffolk Council



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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