

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£190,000
Asking Price



Beaconsfield Road Lowestoft, NR33 0RJ

- Ideal for the investor
- Sold with a long-term tenant in situ
- Three separate bedrooms
- Garage with off road parking
- Opportunity to put your own stamp on it!
- Separate sitting room and dining room
- Double glazing throughout
- Period features throughout
- Gas central heating
- Close to public transport links

Paul Hubbard Estate Agents
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Lowestoft
Suffolk
NR33 0BB

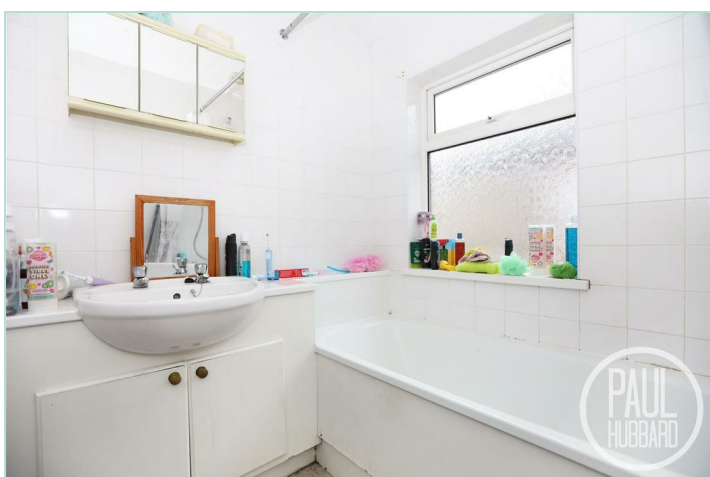
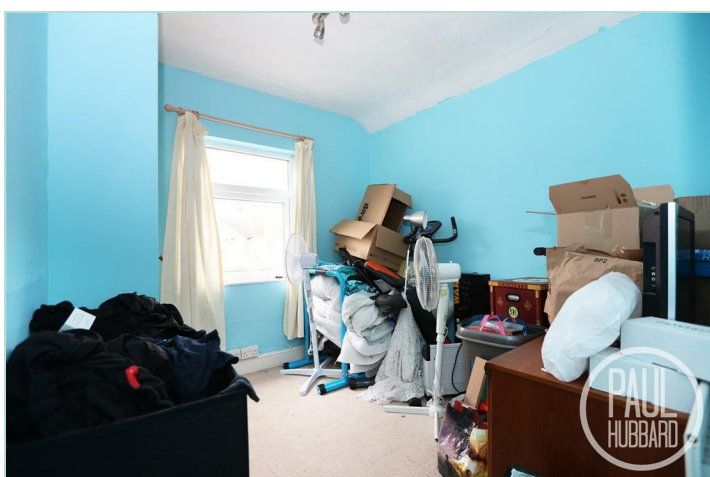
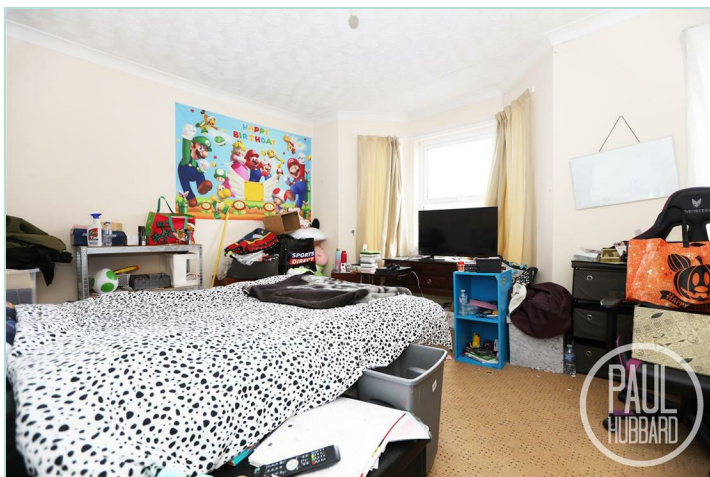
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 hall

Entrance door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room, kitchen and under stair storage.

Sitting room

3.63m x 3.59m
UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator and an electric fireplace.

Dining room

3.59m x 2.99m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Kitchen

5.56m x 2.77m
UPVC double glazed windows to the side and rear aspects, laminate flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for a double oven, washing machine and tumble dryer, a radiator and a door opens to the rear garden.

Stairs leading to the first floor landing

Carpet flooring throughout, loft access and doors opening to the WC, bathroom and bedrooms 1-3.

Bedroom 1

4.60m x 3.63m
X2 UPVC double glazed windows to the front aspect, carpet flooring throughout, a radiator and X4 storage cupboards.

Bedroom 2

3.63m x 2.98m
UPVC double glazed window to the rear aspect, laminate flooring throughout and a radiator.

Bedroom 3

3.59m x 2.81m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a cupboard housing the boiler.

WC

1.19m x 0.76m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, vanity unit with inset hand wash basin and a toilet.

Bathroom

1.85m x 1.83m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, vanity unit with hand wash basin and a bath with overhead shower and a radiator.

Outside

To the front, an entrance path leads to the main door, guiding visitors through a well-defined walkway. A stone area adds texture and character, while brick surrounds the space, creating a structured and inviting look.

To the rear, a concrete area provides a functional outdoor space, complemented by raised brick flower beds adding a touch of greenery. Gated access leads to a rear alley, allowing for off-road parking, while a garage offers additional storage or vehicle space.

Garage

4.29m x 2.55m
Light and power with access to the rear.

Financial services

Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.

