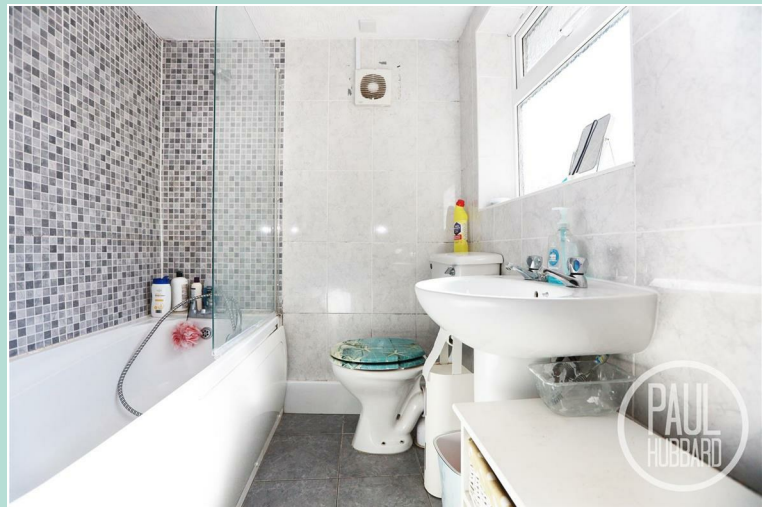


£165,000
Asking Price



London Road

Lowestoft, NR33 7PW

- Chain free
- Three bedroom end terraced property
- Separate sitting room and dining room
- Ground floor bathroom
- Opportunity to put your own stamp on it!
- Quiet Kessingland location
- South-east facing rear garden
- Close to local amenities and shops
- UPVC double glazing throughout
- Gas central heating

e - info@paulhubbardonline.com

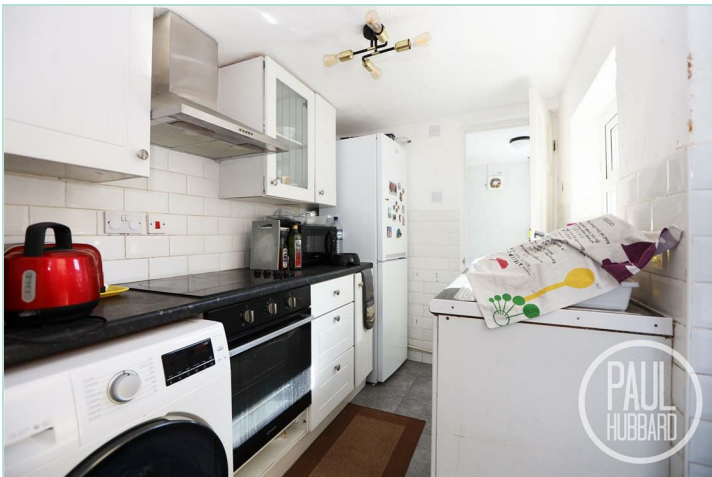
t - 01502 531218

**PAUL
HUBBARD**



Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.



Sitting room

3.66m x 3.04m

Entrance door and UPVC double glazed window to the front aspect, laminate flooring throughout, a storage cupboard housing the electrics, a radiator and a door opening to the dining room and stairs leading to the first floor landing.

Dining room

3.47m x 3.16m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a storage cupboard, radiator and a door opening to the kitchen.



Kitchen

2.67m x 1.82m

UPVC double glazed window and door to the side aspect, tile flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for a fridge/freezer and a washing machine and a door opens to the bathroom.

Bathroom

2.04m x 1.69m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, tiled walls, pedestal wash basin, bath with shower attachment, a toilet and a radiator.

Stairs leading to the first floor landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

Bedroom 1

3.62m x 3.02m

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





Bedroom 2

3.47m x 3.11m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a door opening to bedroom 3.

Bedroom 3

2.64m x 1.73m

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

Outside

To the front, a brick and fence surround with a gated entrance leads to a pathway to the main door. The area features a lawn, stone section, and planted shrubs, with side access to the rear garden.

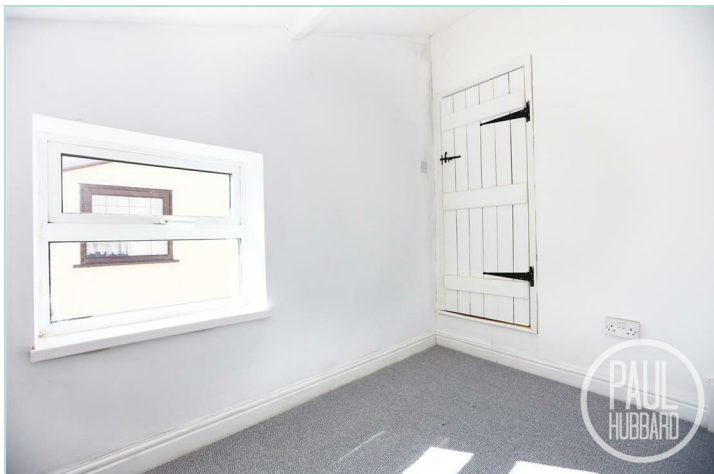
To the rear, a patio area leads to a laid lawn, complemented by plants and shrubs. The garden includes a garden shed and benefits from a south-east facing aspect.

Agent note

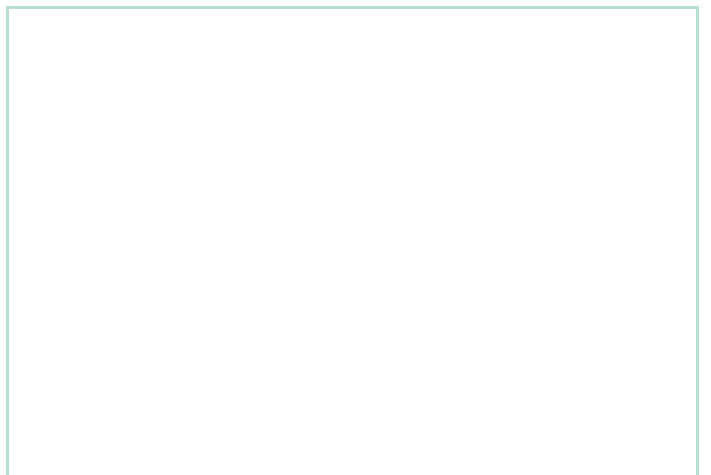
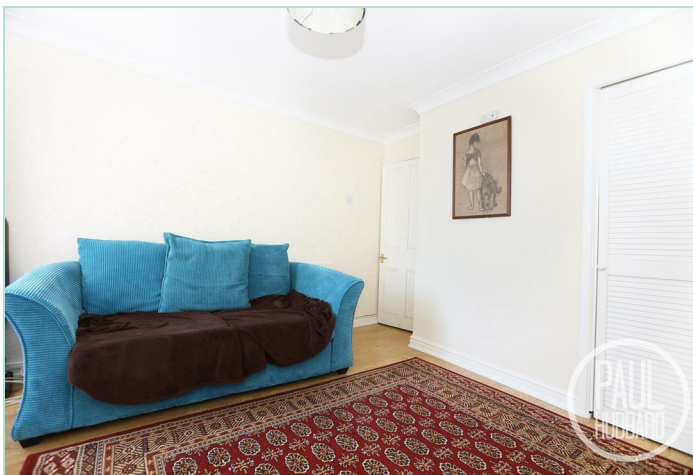
Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

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.



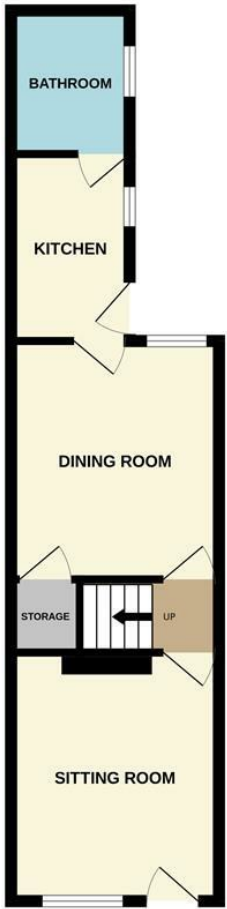




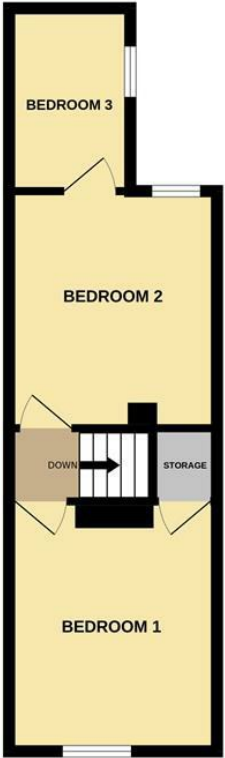
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
 320 sq.ft. (29.7 sq.m.) approx.



LONDON ROAD, KESSINGLAND
 TOTAL FLOOR AREA : 681 sq.ft. (63.3 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