

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

www.paulhubbardonline.com

£750
Per calendar Month



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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Roman Road

Suffolk, NR32 2DQ

- Recently renovated throughout
- Beautifully presented
- 3 bedrooms
- Close to local amenities
- Newly fitted kitchen
- Separate sitting room and dining room
- Modern bathroom
- South facing garden
- UPVC double glazing throughout
- Available now

e - info@paulhubbardonline.com

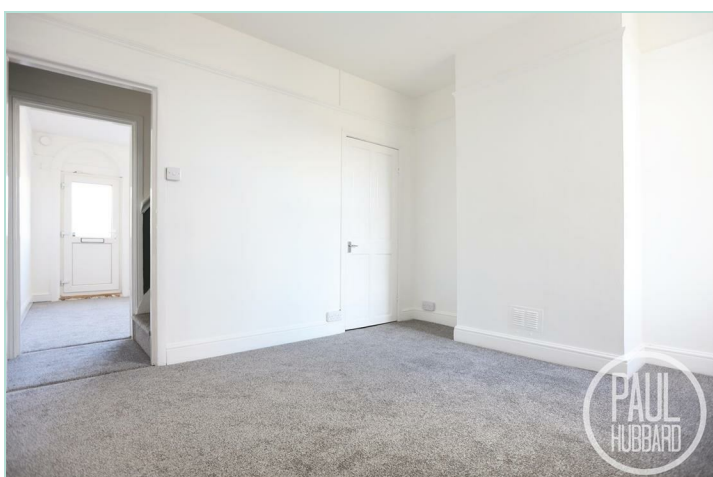
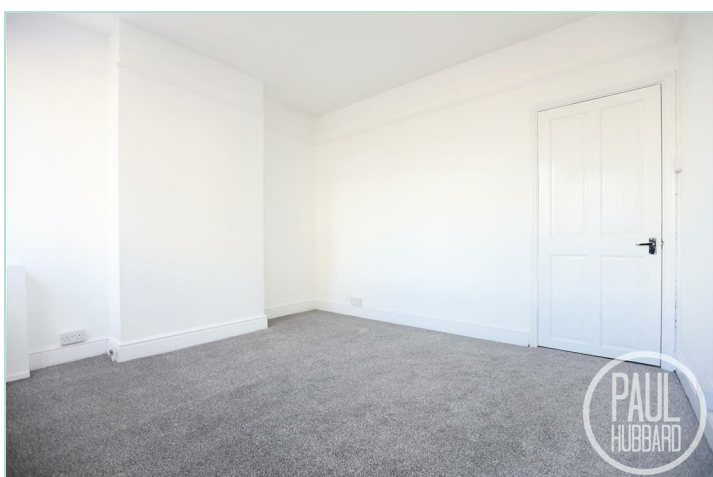
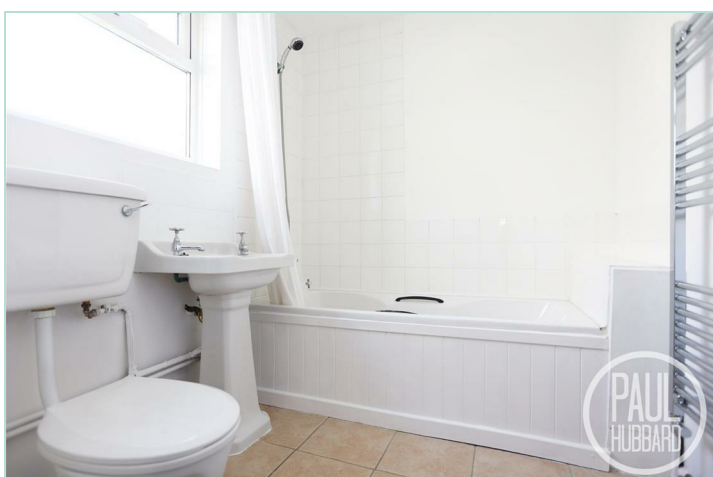
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





Summary

**** BEAUTIFULLY RENOVATED THROUGHOUT **** This 3 bedroom property is situated in the heart of North Lowestoft, close to local amenities, featuring a **NEWLY FITTED KITCHEN**, utility area, modern bathroom, **SOUTH FACING GARDEN**, seperate sitting room and dining room!

Location

Discover your dream home in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles, this stunning home is waiting for you. With award-winning sandy beaches and breath taking Victorian seafront gardens, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Sitting room

11'5" 10'9"
UPVC double glazed window and entrance door to the front aspect, newly fitted carpet flooring, radiator, picture rail and door opening to stairs leading to first floor landing and dining room.

Utility area

6'2" 2'7"
Newly fitted vinyl flooring throughout, wall mounted gas boiler, space for a washing machine, shelved storage space and door opening to bathroom.

Dining room

11'5" 9'10"
UPVC double glazed window to the rear aspect, newly fitted carpet flooring, radiator, picture rail, door opening to an under stairs storage cupboard and opening to the kitchen.

Kitchen

9'10" 6'10"
A newly fitted kitchen comprising of a UPVC double glazed window and door to the side aspect opening into the garden, new vinyl flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, stainless steel sink with drainer, space for an oven and fridge/freezer, opening to a utility area.

Bathroom

6'6" 6'2"
UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, pedestal hand wash basin, toilet, heated towel rail and bath with handheld shower attachment above.

Stairs leading to first floor landing

Carpet flooring, loft hatch and doors opening to bedrooms 1 and 2.

Bedroom 1

11'5" 10'9"
UPVC double glazed window to the front aspect, newly fitted carpet flooring throughout, radiator and door opening to a built in cupboard.

Bedroom 2

11'5" 10'2"
UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout, radiator and door opening to bedroom 3.

Bedroom 3

9'10" 6'10"
UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and radiator.

Outside

To the front of the property a level cast iron gate opens to an easily maintained concrete garden.

To the rear of the property a concrete pathway leads up to a raised patio seating area and laid lawn garden with gate to the rear aspect opening to shared alley.

Agent note

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

