

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 2002/91/EC

£130,000  
Asking Price



## May Road Lowestoft, NR32 2DL

- Charming mid-terrace home
- UPVC double glazing
- Gas central heating with combi boiler
- 3 bedrooms
- Chain free
- Modern decor throughout
- Fully enclosed west facing courtyard at the rear
- Conveniently located for local amenities & shops
- Great transport links
- A blank canvas ready to make your own

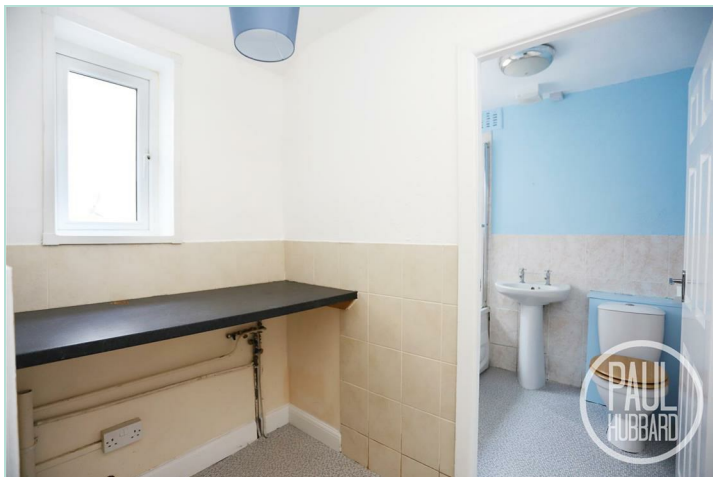


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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





### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Sitting Room

UPVC entrance door & double glazed window to the front aspect, radiator, newly fitted laminate flooring, feature fireplace and an opening leading through to the stairs and then a door opens into the dining room.

### Dining Room

Newly fitted laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a doorway opening leads through to the kitchen.

### Kitchen

Laminate flooring, UPVC double glazed window to the side aspect, gas combi boiler (new in the last 3 years), units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, electric hob & extractor hood, space for a fridge-freezer, a UPVC door opens to the exterior and an opening leads through to the utility room.

### Utility Room

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, tile splash backs, laminate work surface, spaces for a washing machine & tumble dryer and a door opens to the bathroom.

### Bathroom

Vinyl flooring, extractor fan, part-tile walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a hand-held shower attachment.

### Stairs leading to the First Floor Landing

Newly fitted carpet and doors opening to bedrooms 1 & 2.

### Bedroom 1

Newly fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

Newly fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and a door opening into bedroom 3.

### Bedroom 3

Newly fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

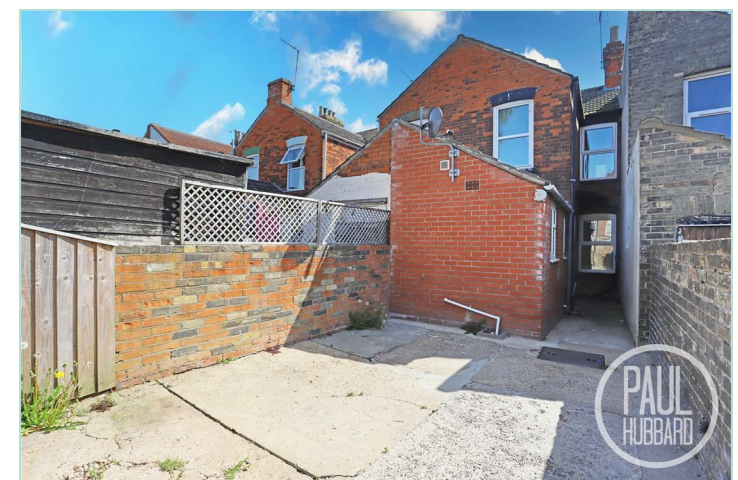
### Outside

A charming, fully enclosed front garden features a brick wall surround with gated access opening onto a tiled pathway leading to the front door. A neatly maintained flowerbed adds a decorative touch.

The paved courtyard garden enjoys a westerly orientation, perfect for afternoon sun. It is fully enclosed by a combination of brick wall and panel fencing, with gated access to the rear for added convenience.

### 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.