

£210,000  
Asking Price



## Alexandra Road

Lowestoft, NR32 1PL

- 4/5 well-proportioned bedrooms
- CHAIN FREE
- Mid-terraced property
- Ground floor wet room and first floor bathroom
- Off-road parking to the rear via double gates
- A sitting room plus an extra reception room if desired, along with the kitchen/ diner
- Gas central heating
- Close to local amenities and shops
- Arranged over three floors
- Paved front and rear outdoor areas

**PAUL  
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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, carpet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room, kitchen and a storage cupboard.



### Sitting room

4.06m x 3.80m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, X2 radiators and an electric fireplace.

### Reception Room/ Bedroom 5

3.81m x 3.32m

Currently used as a reception room, this versatile space could also serve as a fifth bedroom if desired. It features a UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.



### Kitchen/ Diner

3.14m x 2.78m

X2 UPVC double glazed windows to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated extractor fan, spaces for an oven, washing machine and fridge/freezer, a storage cupboard houses the gas boiler, a radiator and doors open to the lean to and bathroom.

### Lean to

2.32m x 1.39m

Windows surround, tiled flooring throughout and a door opens to the rear courtyard.

### Wet room

2.24m x 1.45m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, a toilet, wet room shower and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout, a radiator and doors opening to the bathroom and bedrooms 1-3.





### Bathroom

3.19m x 2.75m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, a radiator, panelled bath, pedestal wash basin, a toilet and a shower within an enclosed glass cubicle.

### Bedroom 1

3.81m x 3.33m

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

### Bedroom 2

3.81m x 3.33m

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

### Bedroom 3

2.79m x 1.75m

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

### Stairs leading to the second floor landing

Carpet flooring throughout and a door opens to bedroom 4.

### Bedroom 4

4.11m x 4.02m

X2 UPVC double glazed sky lights, an obscure internal window, carpet flooring throughout and a radiator.

### Outside

To the front a paved pathway leads to the main entrance door, set within a classic brick surround. To the side, a stone feature area is complemented by a decorative plant, adding character and curb appeal to the exterior.

To the rear a paved area provides a low-maintenance outdoor space, with double gates to the rear offering convenient off-road parking. A side gate gives access to a side alley, and an outside tap is also installed for added practicality.

### 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.

### Agent Note

We are advised that the property was subject to a program of underpinning in 2005, with all necessary works completed and certified by the relevant professionals at the time.

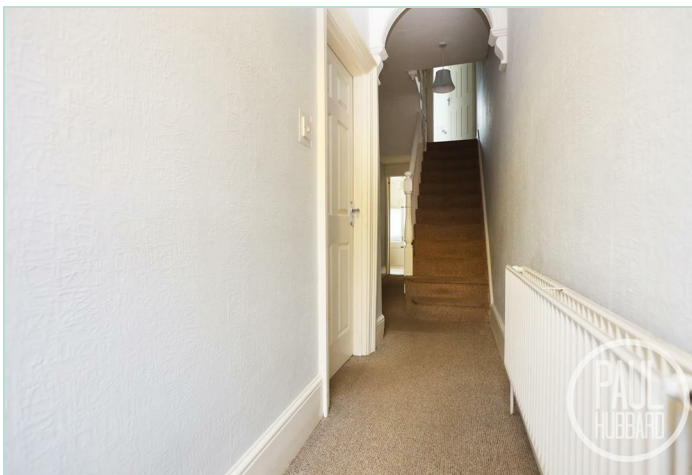
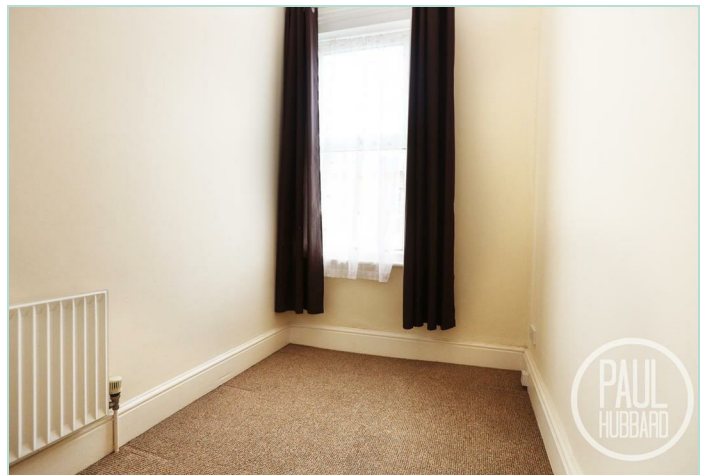
Documentation is available upon request. Buyers are encouraged to make their own enquiries and satisfy themselves during the usual survey process.












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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1326 sq.ft. (123.1 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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