

£160,000
Asking Price



Fir Lane

Lowestoft, NR32 2RB

- Deceptively spacious mid terrace family home
- Chain free
- 3 bedrooms
- Open-plan lounge/diner
- Modern kitchen & bathroom
- UPVC double glazing throughout
- Ready to personalise & make your own
- Gardens front & rear
- Off road parking & garage to the rear
- Good local amenities, shops & transport links



e - info@paulhubbardonline.com

t - 01502 531218



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.



Porch

1.36 x 1.08

UPVC entrance door & double glazed window to the front aspect, laminate flooring, UPVC double glazed window to the side aspect, storage heater and a door opening into the lounge/diner.

Lounge/ Diner

8.23 max x 3.31 max

Fitted carpet, x2 UPVC double glazed windows to the front & rear aspect, storage heater, stairs leading to the first floor landing, electric fireplace and a door opens into the kitchen.



Kitchen

3.47 x 2.05

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, integrated fridge-freezer and a door opens into the rear lobby.

Rear Lobby

Tile flooring, built-in storage cupboard, loft access and doors opening to the bathroom and rear garden.

Bathroom

2.00 x 1.77

Tiled floor & walls, UPVC double glazed window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand-held shower attachment, heated towel rail, storage heater and an extractor fan.



Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.



Bedroom 1

3.74 x 3.31

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

Bedroom 3

3.47 x 2.03

Steps down to bedroom 3 which comprises fitted carpet, UPVC double glazed window to the rear aspect and a storage heater.

Bedroom 2

4.38 max x 3.23 max

Fitted carpet and a UPVC double glazed window to the front aspect.



Outside

The front of the property features a shingle garden, fully enclosed by a panel fence for privacy. A pathway leads to the main entrance door, creating a welcoming approach.

To the rear, there is a patio area ideal for outdoor dining, followed by a well-maintained lawn bordered by neat planting. A pathway runs the length of the garden, providing pedestrian access to the garage and a gated entrance to the rear, where you'll find an off-road parking space and the garage itself.

Financial Services

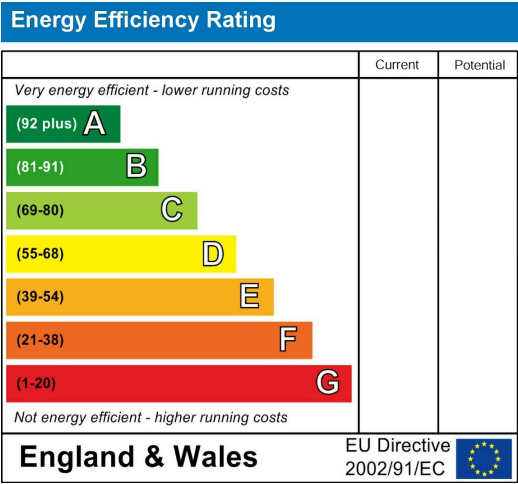
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



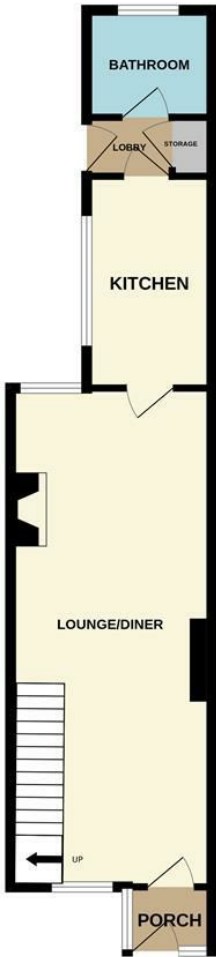




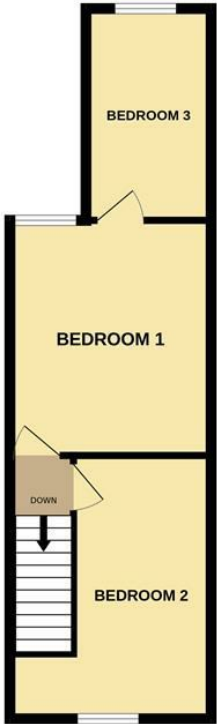
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council



GROUND FLOOR
 438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
 372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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