

£200,000
Asking Price



Hall Road

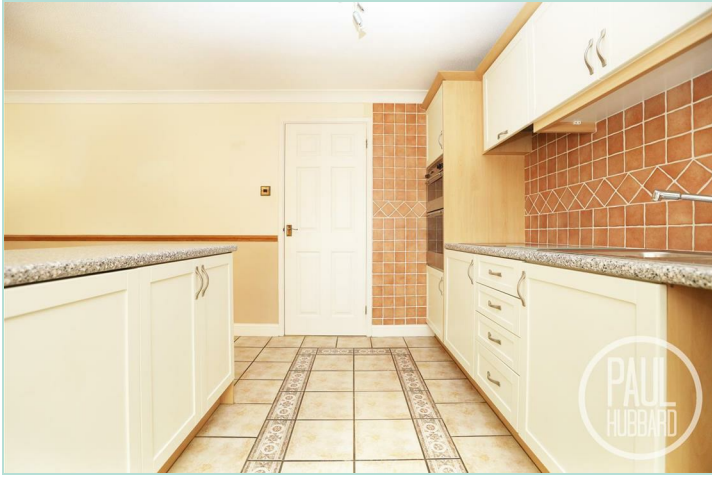
Lowestoft, NR33 7PP

- Chain free
- Two bedroom mid-terraced property
- South facing garden
- Close to Kessingland beach
- Opportunity to put your own stamp on it!
- Sizeable Kitchen/Diner
- UPVC double glazing throughout
- Desired Kessingland location
- Two double bedrooms
- Close to local amenities and shops

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**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.



Entrance porch

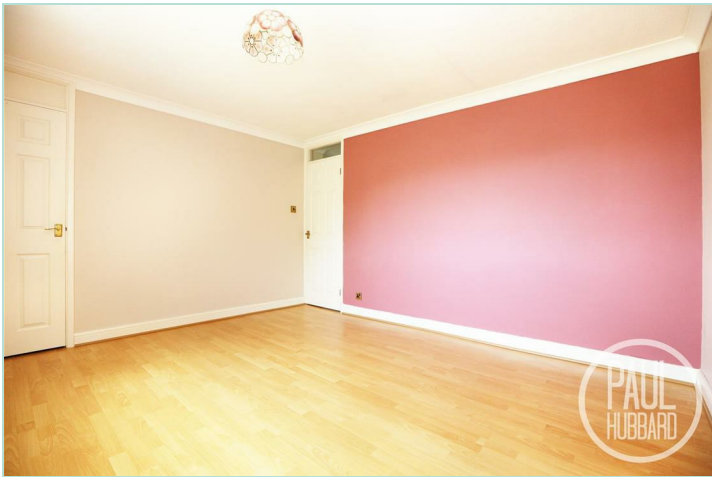
2.48m max x 1.54m

Entrance door to the front aspect, UPVC double glazed windows to the front and side, carpet flooring throughout, a radiator, stairs leading to the first floor landing and a door opens to the sitting room.

Sitting room

3.95m x 3.89m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature fireplace and doors opening to X2 storage cupboards and the kitchen/ diner.



Kitchen/ Diner

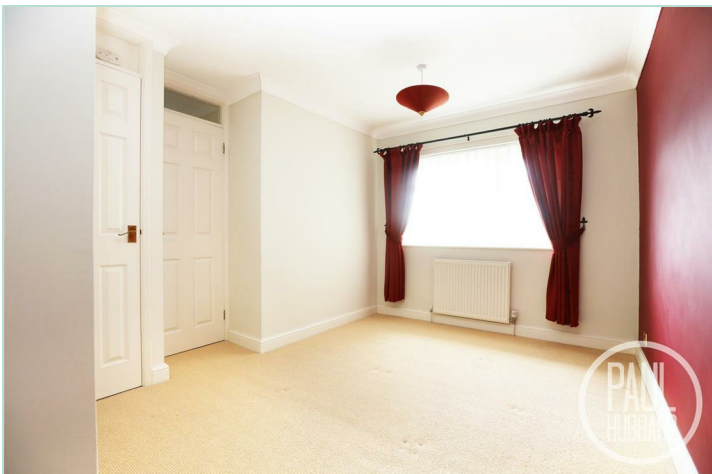
4.99m x 3.25m

X2 UPVC double glazed internal windows to the rear aspect, tile and carpet flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated hob, double oven, extractor fan, fridge, freezer, space for a washing machine and a door opens to the conservatory.

Conservatory

4.60m x 2.28m

UPVC double glazed window to the rear aspect, tiled flooring throughout and French doors leading to the rear garden.



Stairs leading to the first floor landing

Carpet flooring throughout, a radiator and doors opening to the bathroom and bedrooms 1-2.



Bathroom

2.28m x 1.80m

UPVC double glazed obscure window to the rear aspect, carpet flooring throughout, tiled walls, panelled bath with over head shower, pedestal wash basin, toilet and a radiator.

Bedroom 1

3.97m x 3.34m

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

Bedroom 2

3.83m x 2.57m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and X3 storage cupboards.



Outside

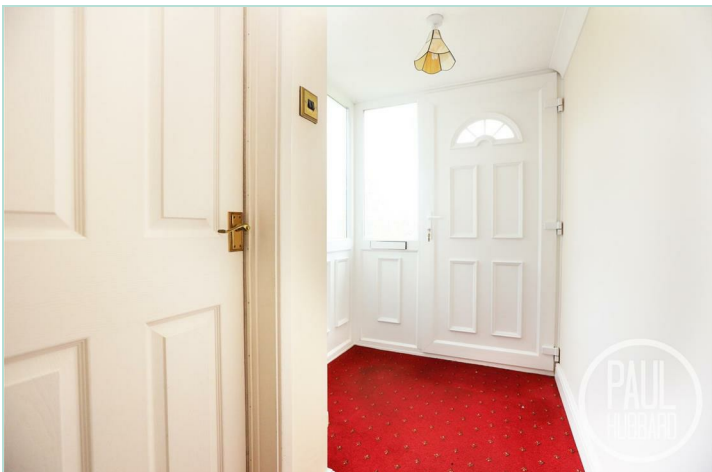
To the front, a paved pathway leads to the main entrance door, bordered by a laid lawn and a selection of established plants, creating a welcoming first impression.

To the rear, the property benefits from a fully enclosed, south-facing garden with a fenced surround. The outdoor space features a laid lawn, patio area, and raised flower beds, all beautifully complemented by a variety of plants, trees, and shrubs. There is gated access to the rear, as well as access to two useful storage rooms, providing practical outdoor storage solutions.

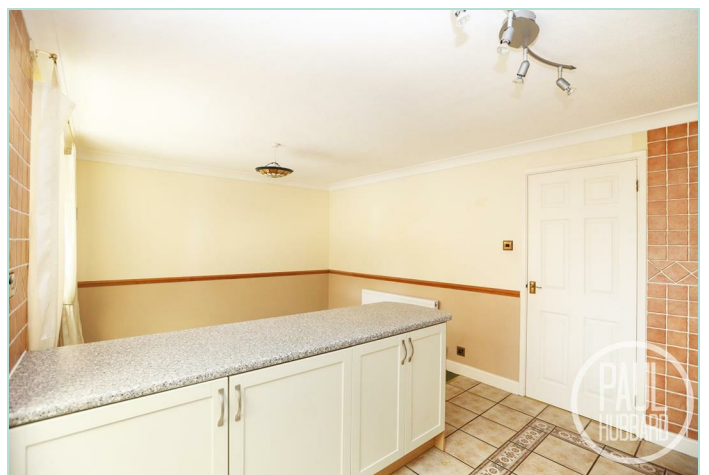


Financial services

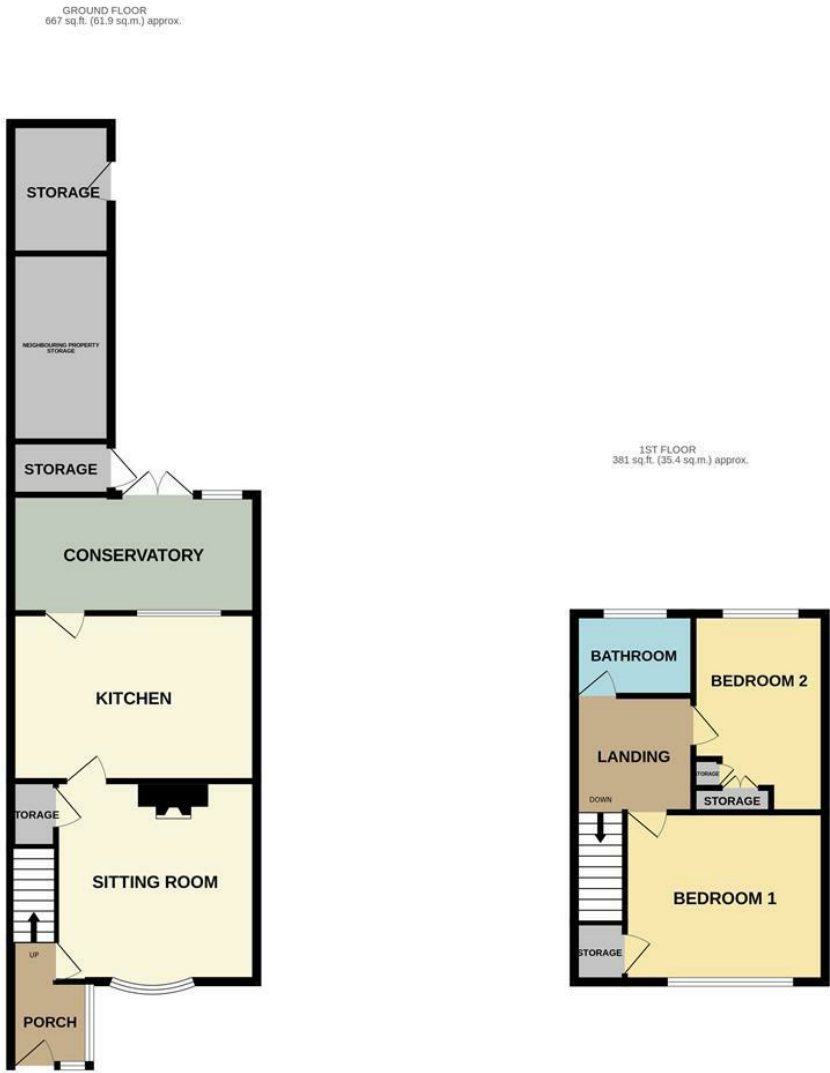
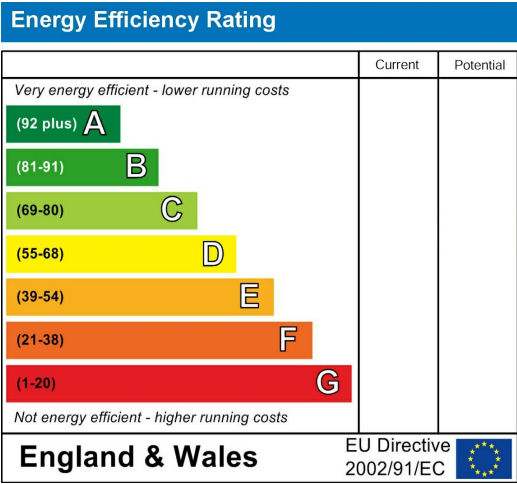
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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