

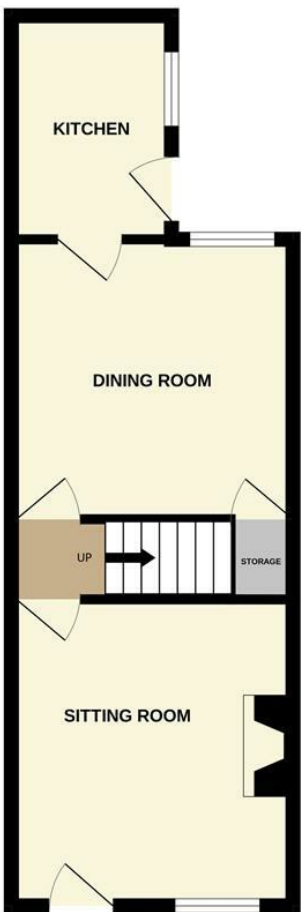
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

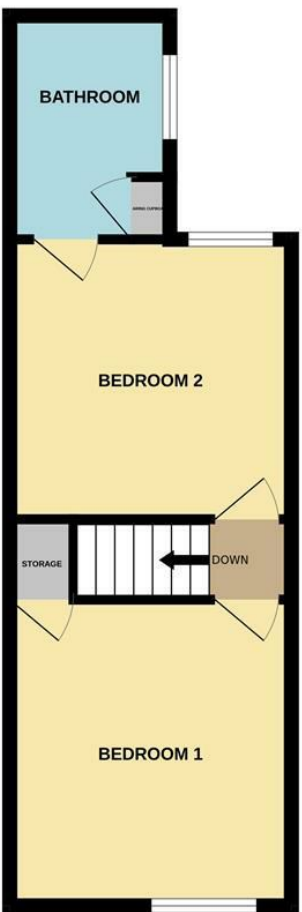
£100,000
Asking Price



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

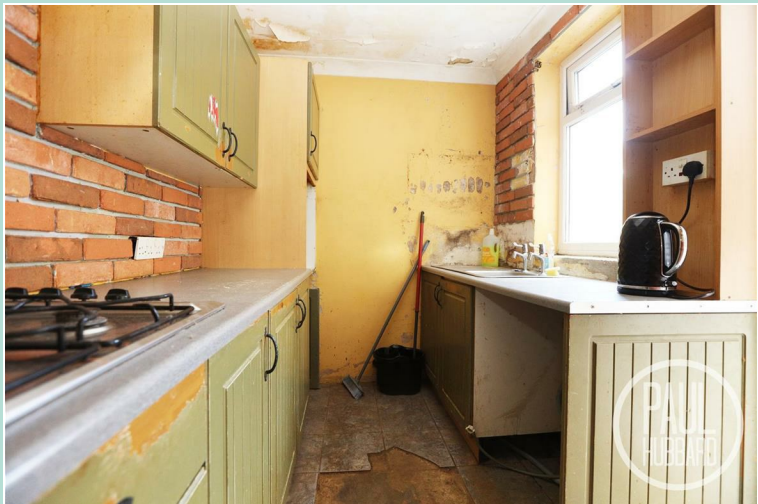


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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Raglan Street Lowestoft, NR32 2LD

- Chain free
- Two bedroom mid-terraced home
- Opportunity to put your own stamp on it!
- Private rear garden
- Separate sitting room & dining room
- Gas central heating
- Upstairs bathroom
- Town centre location
- UPVC double glazing throughout
- Close to local shops and amenities

PAUL
HUBBARD

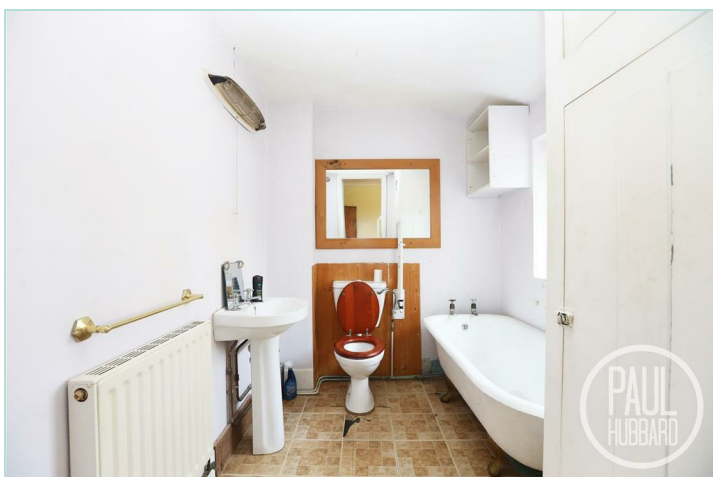
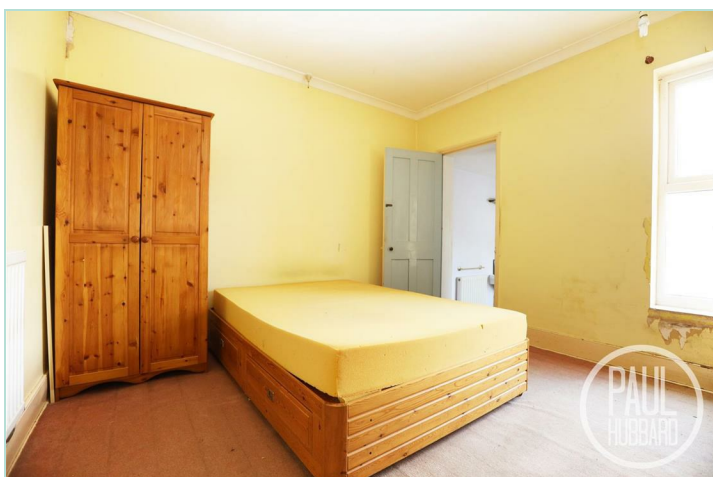
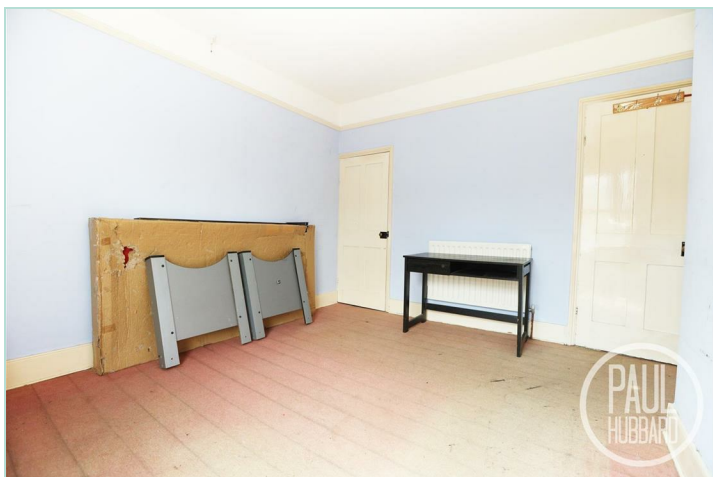
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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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.

Sitting room

3.66m x 3.36m

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, a radiator, feature fireplace and a door opens to the dining room and stairs leading to the first floor landing.

Dining room

3.35m x 3.31m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and doors opening to under stair storage and the kitchen.

Kitchen

2.66m x 1.91m

UPVC double glazed window and door to the side aspect, tile flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, gas hob, extractor fan and X2 spaces for appliances.

Stairs leading to the first floor landing

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

Bedroom 1

3.65m x 3.37m

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

Bedroom 2

3.39m x 3.31m

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

Bathroom

2.58m x 1.97m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, bath, a radiator and X2 storage cupboards, one of which houses the boiler.

Outside

To the front, a paved pathway leads to the main entrance door, framed by an attractive brick surround.

To the rear, a large brick-built storage area is attached to the house, featuring four doors—one of which leads to an outdoor toilet. A concrete pathway runs alongside a patio area, with a variety of plants, trees, and shrubs adding natural charm. A gate at the rear provides access to the alley.

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.

