

£160,000
Asking Price



Leiston Road

Lowestoft, NR32 1SB

- Bay fronted mid terrace home
- 3 bedrooms
- Chain free
- Off road parking at the rear
- Renovation completed throughout
- Newly fitted kitchen
- Gas central heating with combi boiler
- UPVC double glazing
- Walking distance to Lowestoft town centre
- Great transport links

**PAUL
HUBBARD**



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 breathtaking 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

Timber entrance door to the front aspect, fitted mat, laminate flooring, radiator, stairs leading to the first floor landing, a door opens into the sitting room and a doorway opening leads to the dining room.

Sitting Room

4.00 into bay x 3.48

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator, tv point, fitted storage cupboards and a fireplace.

Dining Room

4.58 x 3.30

Laminate flooring, UPVC double glazed window to the rear aspect, tv point, radiator and doorway openings leading to the under-stair cupboard and kitchen.



Kitchen

3.40 x 2.46

A small step up to the kitchen which features laminate flooring, fitted mat, radiator, down lights, UPVC double glazed window to the side aspect, newly fitted kitchen with units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven & gas hob, spaces with electric & plumbing for a dishwasher & fridge-freezer, cupboard housing the gas combi boiler and doors opening to the bathroom & out to the rear garden.



Bathroom

2.31 max x 2.23 max

A small step up to the bathroom which comprises laminate flooring, UPVC double glazed obscure window to the side aspect, built-in storage cupboards, radiator, washing machine & tumble dryer (included in the sale), toilet, pedestal wash basin with mixer tap, panelled bath with mixer tap & a mains-fed shower set above with both rainfall & handheld heads, aqua board wall panels and tile splash backs.



Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

4.54 max x 4.00 into bay

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and an opening to the built-in wardrobe.

Bedroom 2

4.64 x 3.34

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

Bedroom 3

3.36 x 2.44

A versatile space, perfect for use as a third bedroom, nursery, home office, or creative studio. Laminate flooring, UPVC double glazed window to the side aspect and a radiator.

Outside

Secure gated access opens to a low-maintenance front garden featuring shingle landscaping and a paved pathway leading to the main entrance. The area is fully enclosed by a brick wall for added privacy and security.

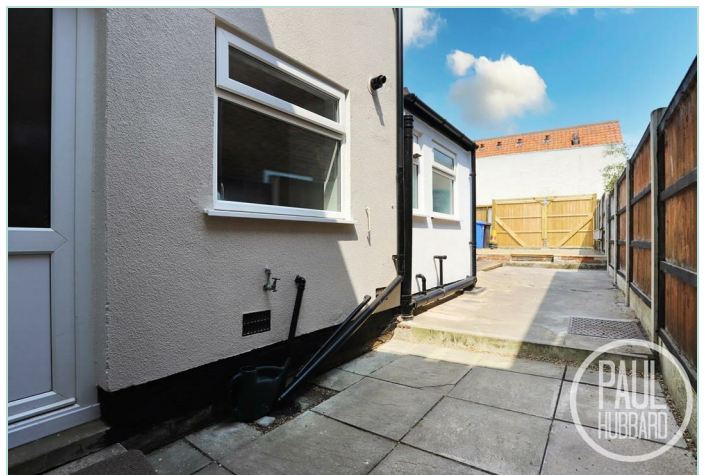
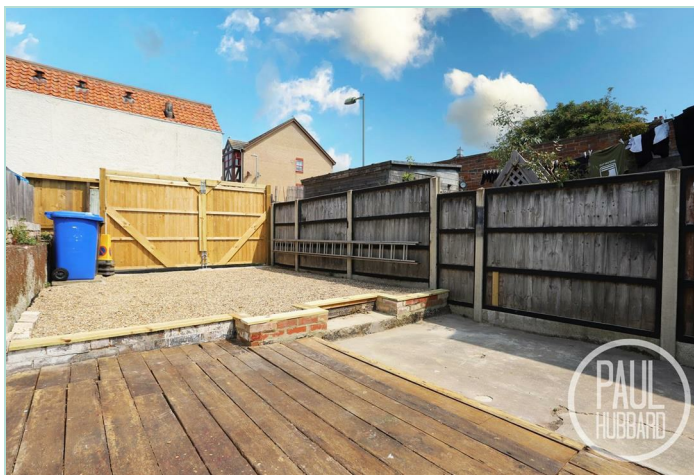
The private courtyard garden includes a paved area and patio with shingle borders, an outdoor tap, and double gates that open onto a rear service road, offering secure off-road parking. The garden is fully enclosed with panel fencing, providing a safe and secluded outdoor space.

Financial Services

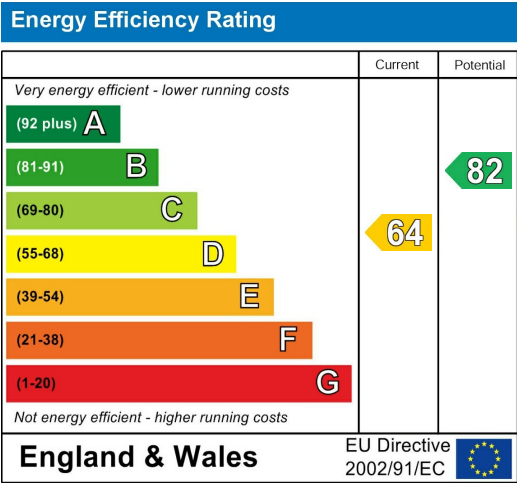
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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council



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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