

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

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

£90,000  
Asking Price



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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## St. Peters Street

Lowestoft, NR32 2LT

- Chain free, 2 bedroom flat
- Set over 2 floors
- In an attractive bay-fronted Victorian terrace
- Communal enclosed rear courtyard
- Option to buy whole building or flats individually
- Excellent transport connections
- Neutral décor throughout
- UPVC double glazing
- Strong investment potential
- Off road parking space

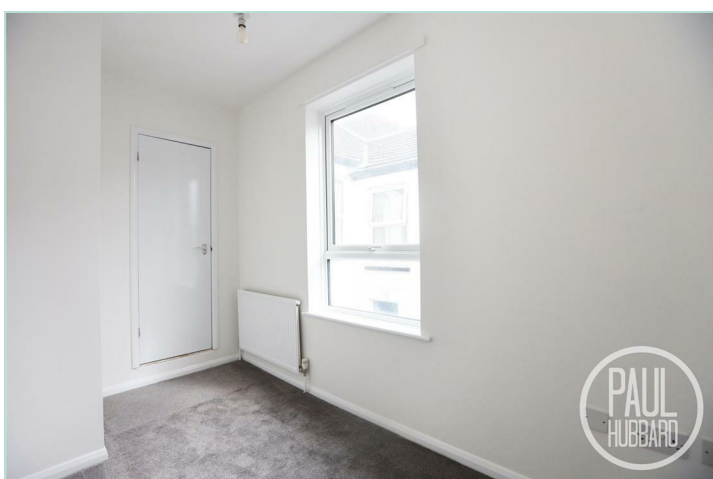
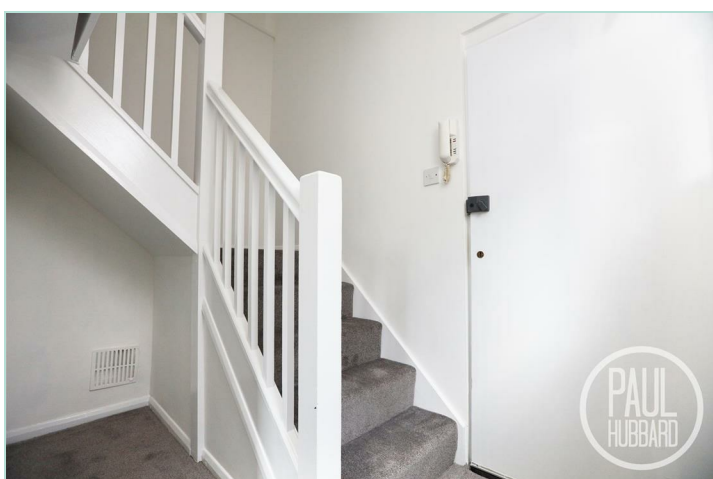
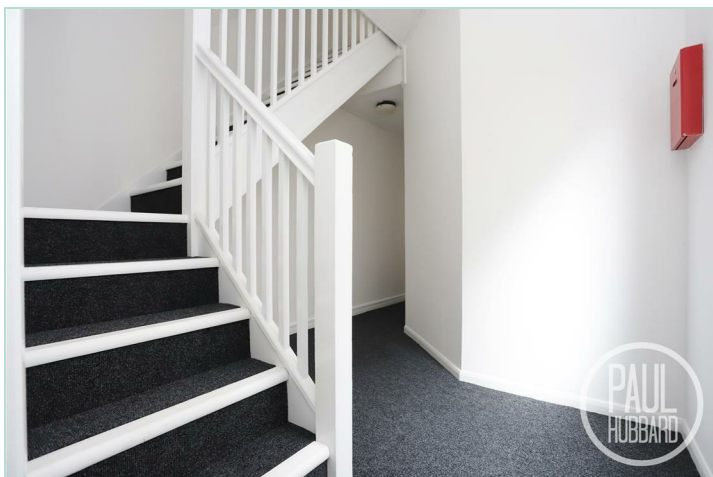


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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





### 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.

### COMMUNAL: Entrance Hall

Timber entrance door to the front aspect, fitted carpet, consumer unit, stairs leading to the first floor landing, doors opens to flat A & C and a door out to the rear courtyard.

### Entrance Hall

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, an opening to the sitting room and stairs leading to the first floor landing.

### Sitting Room

4.18 x 2.76  
UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a door opening to the kitchen.

### Kitchen

2.80 x 2.00  
UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, a radiator, units above and below, stainless steel sink with drainer, laminate work surfaces, spaces for a fridge/ freezer, a washing machine and a storage cupboard housing the gas boiler.

### Stairs leading to the First Floor Landing

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

### Bedroom 1

2.98 x 2.86  
UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a door opens to the bathroom.

### Bathroom

2.24 x 1.89  
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, toilet, a bath and a radiator.

### Bedroom 2

3.60 max x 1.70 max  
UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a built in wardrobe.

### COMMUNAL: Outside

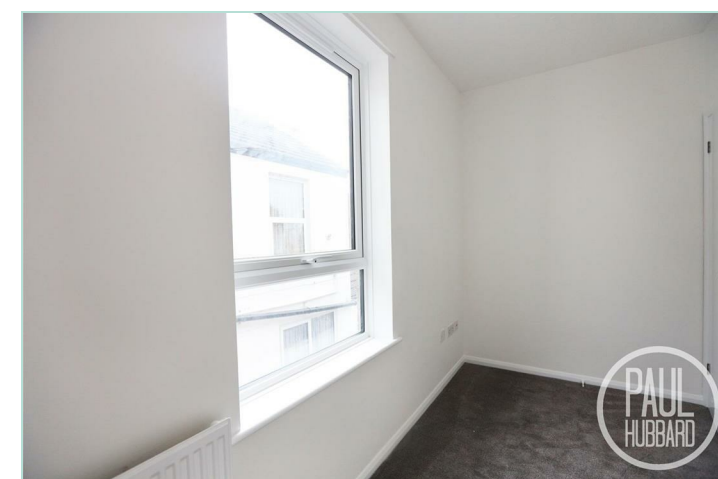
The property benefits from a shared communal rear courtyard with secure gated access and outdoor lighting. Beyond the rear gate, there is a car park with an allocated parking space for a vehicles.

### Lease Information

Please contact the office for further details. If the flats are purchased separately, a lease arrangement will need to be arranged.

### 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.