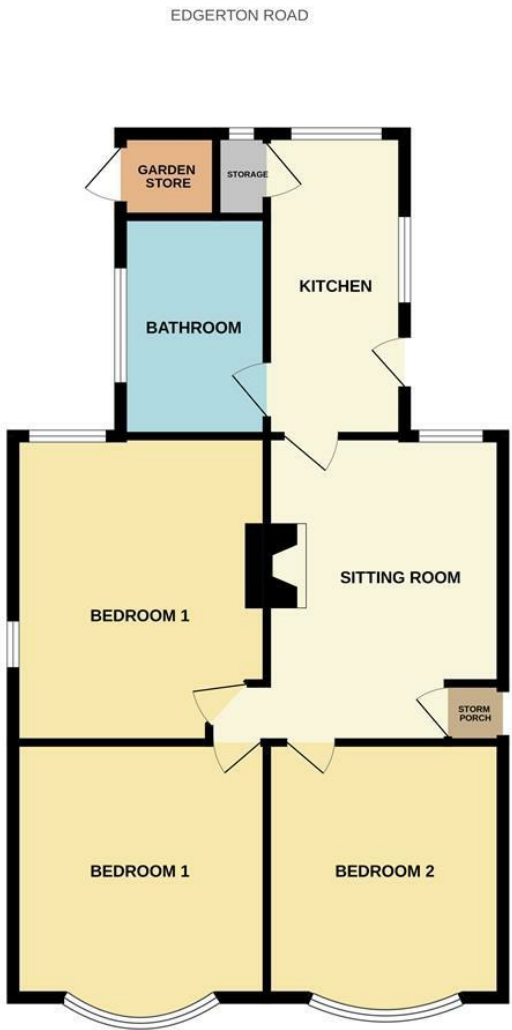


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: E  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   | 40      |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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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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



£195,000  
Asking Price



## Edgerton Road Lowestoft, NR33 9BG

- Bay fronted detached bungalow
- 3 double bedrooms
- Opportunity to make it your own
- South west facing, generous rear garden
- Electrical improvements carried out 2019
- Chain free
- Modern decor throughout
- Gas central heating
- Perfect for customisation & making your own
- Close to local amenities, schools & shops

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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 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.

### Sitting Room

UPVC entrance door to the side aspect, fitted carpet, down lights, UPVC double glazed window to the rear aspect, radiator, loft access (housing gas boiler), recessed chimney breast, cupboard housing consumer unit and doors opening to the kitchen & bedrooms.

### Kitchen

Vinyl flooring, dual aspect UPVC double glazed windows, down lights, radiator, built-in storage cupboard, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob & stainless steel extractor fan, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer & washing machine and doors open to the bathroom & out to the rear garden.

### Bathroom

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, part-tiled walls, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & a hand-held shower attachment.

### Bedroom 1

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

### Bedroom 2

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

### Bedroom 3

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



### Outside

A fully enclosed front garden featuring a well-maintained lawn, bordered by established plants and shrubs. A pathway runs along the side of the property, leading to a storm porch that shelters the main entrance door, located at the side. Gated access to the rear garden is available on both sides. The front garden is generously sized and offers potential for the addition of a driveway, subject to obtaining the necessary works and permissions.

Enjoying a south-west facing aspect, the generous rear garden is mainly laid to lawn, complemented by shingle borders with a variety of plants and shrubs. The garden also benefits from gated rear access, an integral brick-built garden store, and an outdoor tap.

### 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.

