

£185,000
Asking Price



St. Peters Street

Lowestoft, NR32 2LX

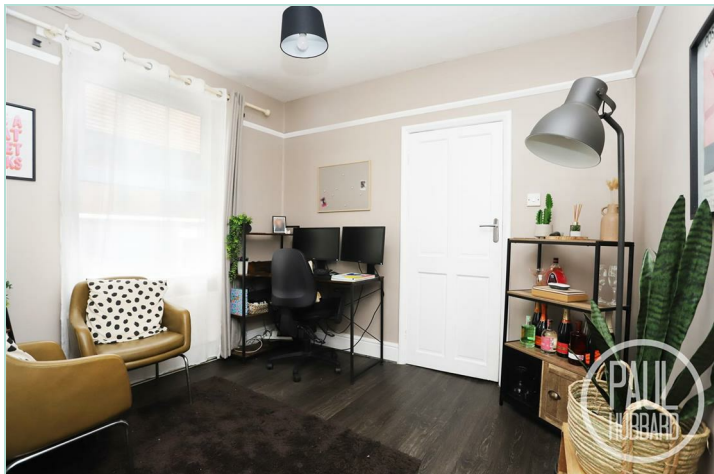
- Bay fronted family home
- 2 separate bedrooms
- Fully enclosed rear garden
- Well presented throughout
- Improvements made by the current owners
- UPVC double glazing
- Period features throughout
- Gas central heating & UPVC double glazing
- Close to local amenities, shops & schools
- Great transport links nearby

**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

Composite entrance door to the front aspect, fitted carpet, recessed door mat, radiator, stairs leading to the first floor landing, under-stair storage cupboard and doors opening to the sitting room & dining room.

Sitting Room

4.86 max into bay x 3.44

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator, electric fireplace and UPVC double glazed window & door to the rear aspect.

Dining Room

3.03 x 3.00

Laminate flooring, UPVC double glazed window to the side aspect, radiator, built-in storage cupboard and a door opens to the kitchen.



Kitchen

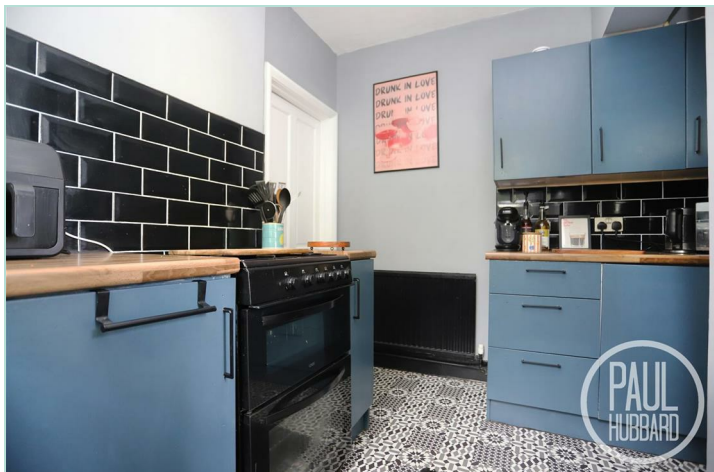
3.04 max x 2.84 max

Vinyl flooring, UPVC double glazed window to the side aspect, extractor fan, radiator, timber frame obscure internal window, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, space for an oven, washing machine & fridge-freezer and a door opens to the rear lobby.

Rear Lobby

1.58 x 0.83

Vinyl flooring, UPVC double glazed dual aspect windows, timber frame obscure internal window to the side aspect and a UPVC door opens to the garden.



Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-2 & the bathroom.



Bedroom 1

4.53 max x 4.85 max into bay

Fitted carpet, UPVC double glazed bay window to the front aspect, period fireplace, radiator and x2 UPVC double glazed windows to the front & rear aspect.

Bedroom 2

3.03 x 2.94

Fitted carpet. UPVC double glazed window to the rear aspect, radiator and a fireplace surround.

Bathroom

2.02 x 1.88

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & an electric shower set above and tile splash backs.

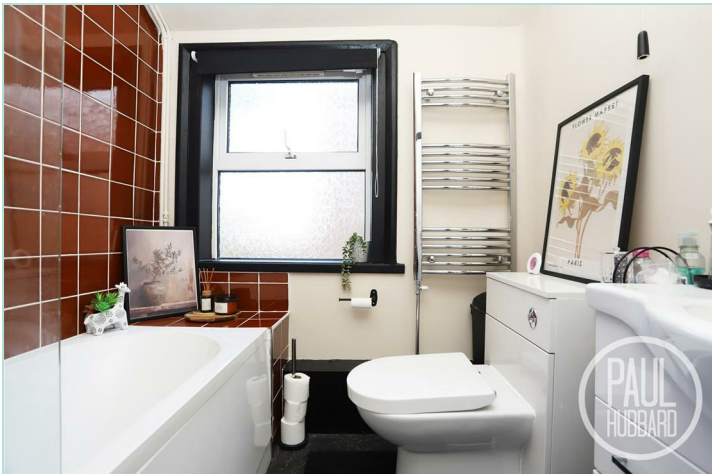
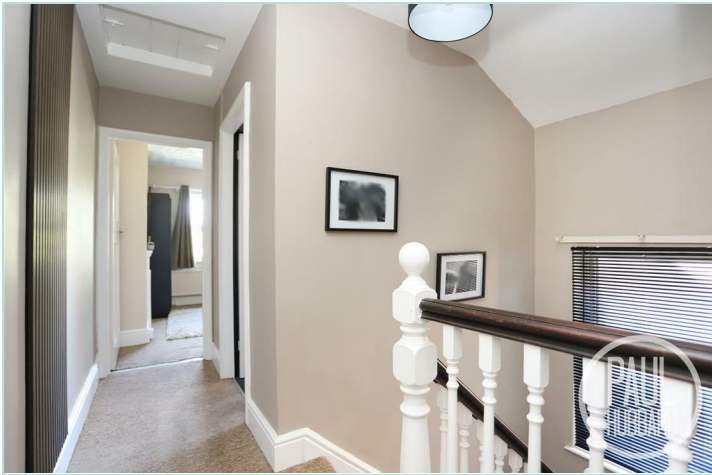
Outside

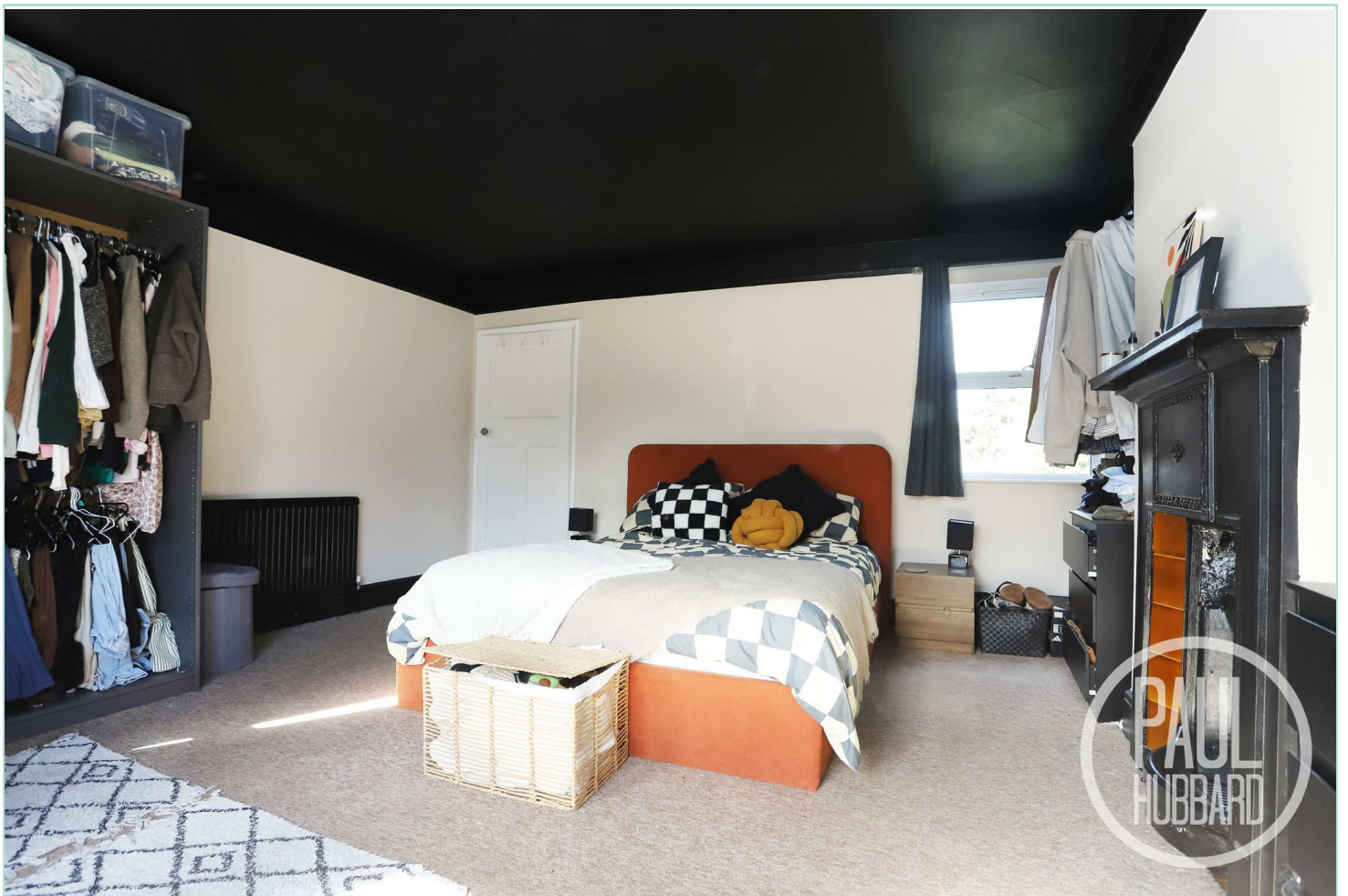
The property is approached via a shingle frontage with attractive planting, with a pathway leading to steps up to the main entrance, sheltered by a storm porch. The space is neatly enclosed by a low brick wall, enhancing the home's curb appeal.

To the rear, a fully enclosed garden provides an excellent balance of relaxation and entertaining space, featuring a lawn, patio area, raised decking, planted borders and slate chippings. A summer house adds further versatility, while gated access to the rear ensures both convenience and practicality.

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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