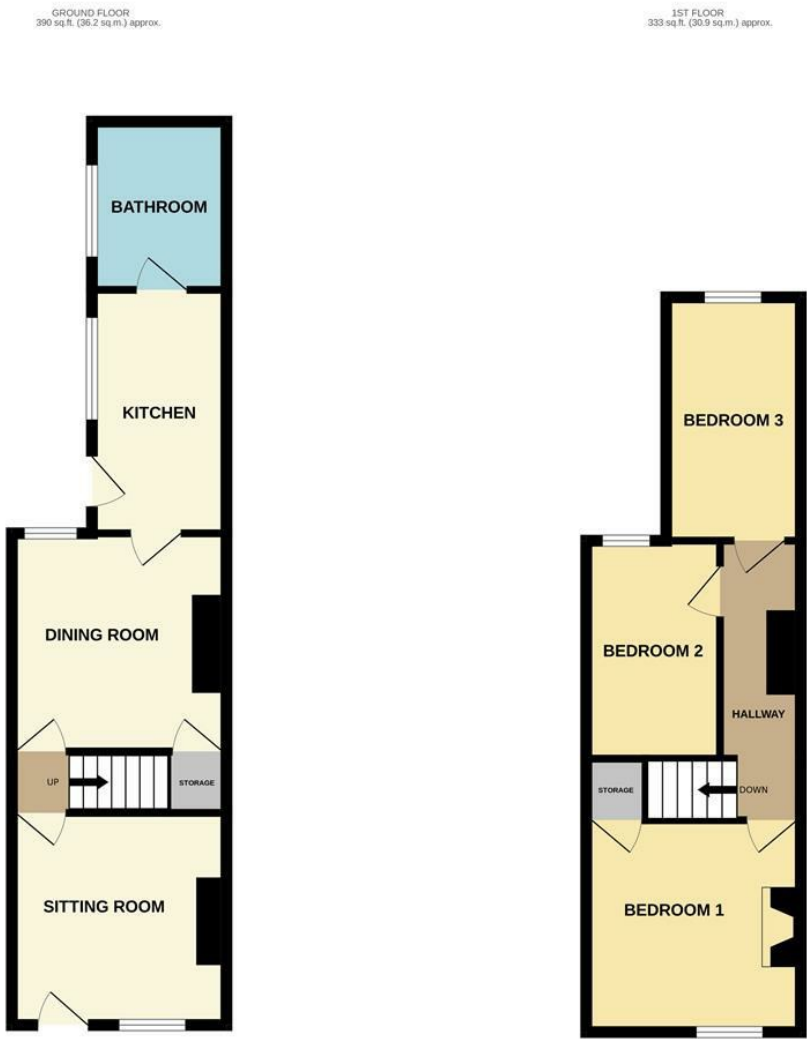


Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

£160,000
Asking Price



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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 misstatement. 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.
Made with Metropix i2025



Seago Street Lowestoft, NR32 2DT

- Well presented mid terrace home
- 3 separate bedrooms
- West facing rear courtyard garden
- Gas central heating
- Modern kitchen & brand new bathroom
- Brand new flooring fitted throughout
- Entire property insulated and boarded
- Chain free
- Double glazed throughout
- Conveniently located for local shops & amenities



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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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t - 01502 531218



Location

Discover your dream home in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles, this stunning home is waiting for you. With award-winning sandy beaches and breath taking Victorian seafront gardens, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Sitting room

3.29 x 3.21

UPVC entrance door & double glazed window to the front aspect, newly fitted carpet, radiator, a cupboard housing the consumer unit and a door opening to the stairs and then another door opening to the dining room.

Dining room

3.35 x 3.31

Newly fitted carpet, UPVC double glazed window to the rear aspect, built-in storage cupboard, a recessed chimney breast and a door opening into the kitchen.

Kitchen

3.70 x 2.04

Newly fitted vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, radiator, gas boiler, spaces for a fridge- freezer, washing machine & oven, extractor fan, a door opens into the bathroom and a UPVC door opens out to the rear garden.

Bathroom

2.58 x 2.04

A brand new modern bathroom suite comprising newly fitted vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, wash basin with a mixer tap set into a vanity unit, a panelled bath with a mixer tap, a mains-fed shower and an extractor fan.

Stairs leading to the first floor landing

Newly fitted carpet, a door opens to bedroom 1 and an opening leads through to the hallway.

Hallway

Newly fitted carpet and doors opening to bedrooms 2-3.

Bedroom 1

3.29 x 3.24

Newly fitted carpet, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 2

3.36 x 3.29

Newly fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.65 x 2.03

A small step down to bedroom 3 which comprises newly fitted carpet, UPVC double glazed window to the rear aspect, down lights and a radiator.

Outside

Gated access leads to a paved front yard, fully enclosed by a brick wall, with the entrance door positioned at the front.

The west-facing rear courtyard garden features a paved area with shingle borders, offering space for outdoor seating and the option to add a shed if desired. Gated access to the rear is also provided.

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.

