

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		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£125,000
Asking Price



Raglan Street

Lowestoft, NR32 2LD

- Mid terrace family home
- 3 bedrooms
- Chain free
- UPVC double glazing
- West facing rear garden
- Gas central heating with a combi boiler
- Close to local amenities shops & schools
- Walking distance to the town centre
- Opportunity to put your own stamp on it
- Perfect for a lucrative investment or first time buy

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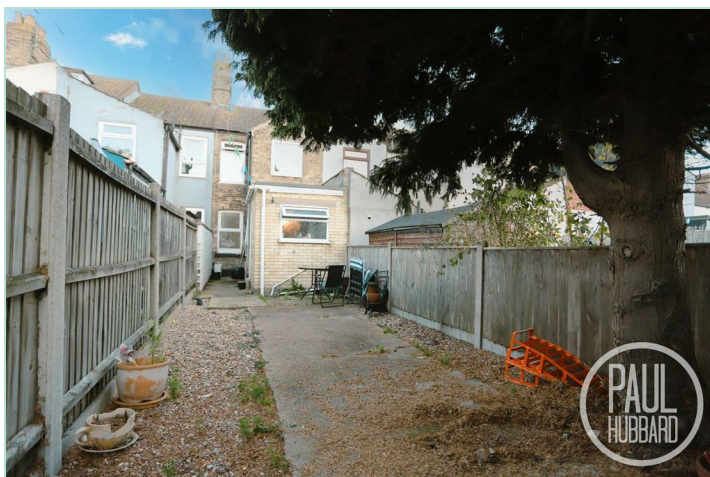
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 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.

Summary

This chain-free mid-terrace home offers an ideal opportunity for first-time buyers or investors, with three bedrooms and scope to put your own stamp on it. Located within walking distance of the town centre and close to shops, schools and transport links, the property benefits from UPVC double glazing and gas central heating with a combi boiler. The ground floor includes a dining room, sitting room, kitchen, rear lobby and bathroom, while upstairs offers two main bedrooms and a third accessed from bedroom two, perfect as a study, nursery or dressing room. Outside, there is gated access to the front and a fully enclosed west-facing rear garden with a mix of paving and shingle, mature trees, and a timber storage shed with further gated access to the rear.

Dining Room

3.40 x 3.33

Laminate flooring throughout, entrance door and UPVC double glazed window, radiator and door opening to a hallway which leads to the sitting room.

Sitting Room

3.40 x 3.33

Carpet flooring throughout, UPVC double glazed window, radiator, electric fireplace, door opening to an under stairs storage cupboard and an opening to the kitchen.

Kitchen

2.72 x 1.54

Vinyl flooring throughout, UPVC double glazed window, opening to a lobby, tile splash backs, units above and below, laminate work surfaces, composite sink with drainer, space for appliances including a washing machine, oven and fridge.

Lobby

Vinyl flooring throughout, UPVC double glazed door opening to the garden, space for appliance and door opening to the bathroom.

Bathroom

1.87 x 1.67

Vinyl flooring throughout, UPVC double glazed window, part tile walls, pedestal hand wash basin, toilet, bath with handheld shower attachment and a radiator.

Stairs leading to the First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 & 2.

Bedroom 1

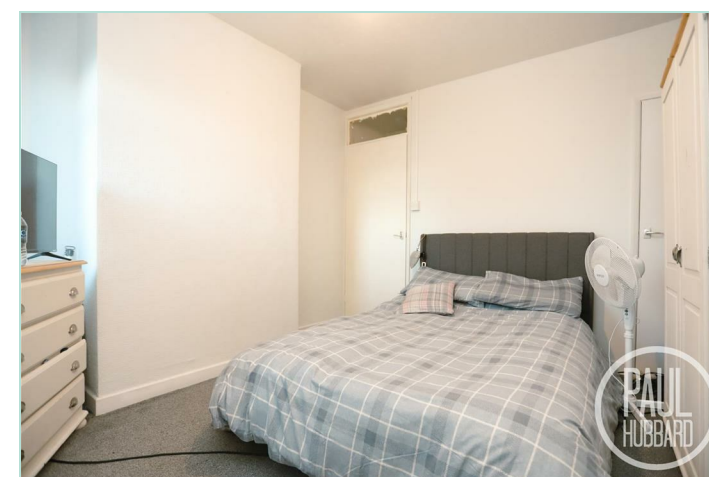
3.40 x 3.33

Carpet flooring throughout, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

3.42 x 3.33

Carpet flooring throughout, UPVC double glazed window to the rear aspect, built-in storage cupboard, radiator and a door opens to bedroom 3.



Bedroom 3

2.70 x 1.95

Steps down lead to bedroom 3, comprising carpet flooring throughout, UPVC double glazed window to the rear aspect, electric radiator and a gas combi boiler.

Outside

Gated access opens onto a paved frontage leading to the main entrance door, enclosed by a neat brick wall surround.

A west-facing rear garden featuring a combination of paving and shingle areas, mature trees, and a timber storage shed. The garden is fully enclosed by panel fencing, with gated rear access 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. Call or email in today to arrange your free, no obligation quote.

