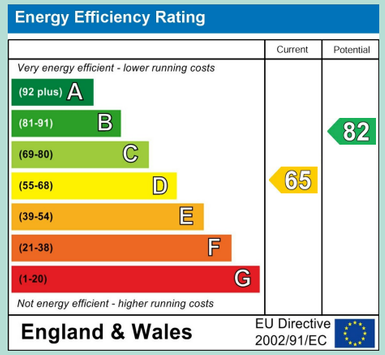
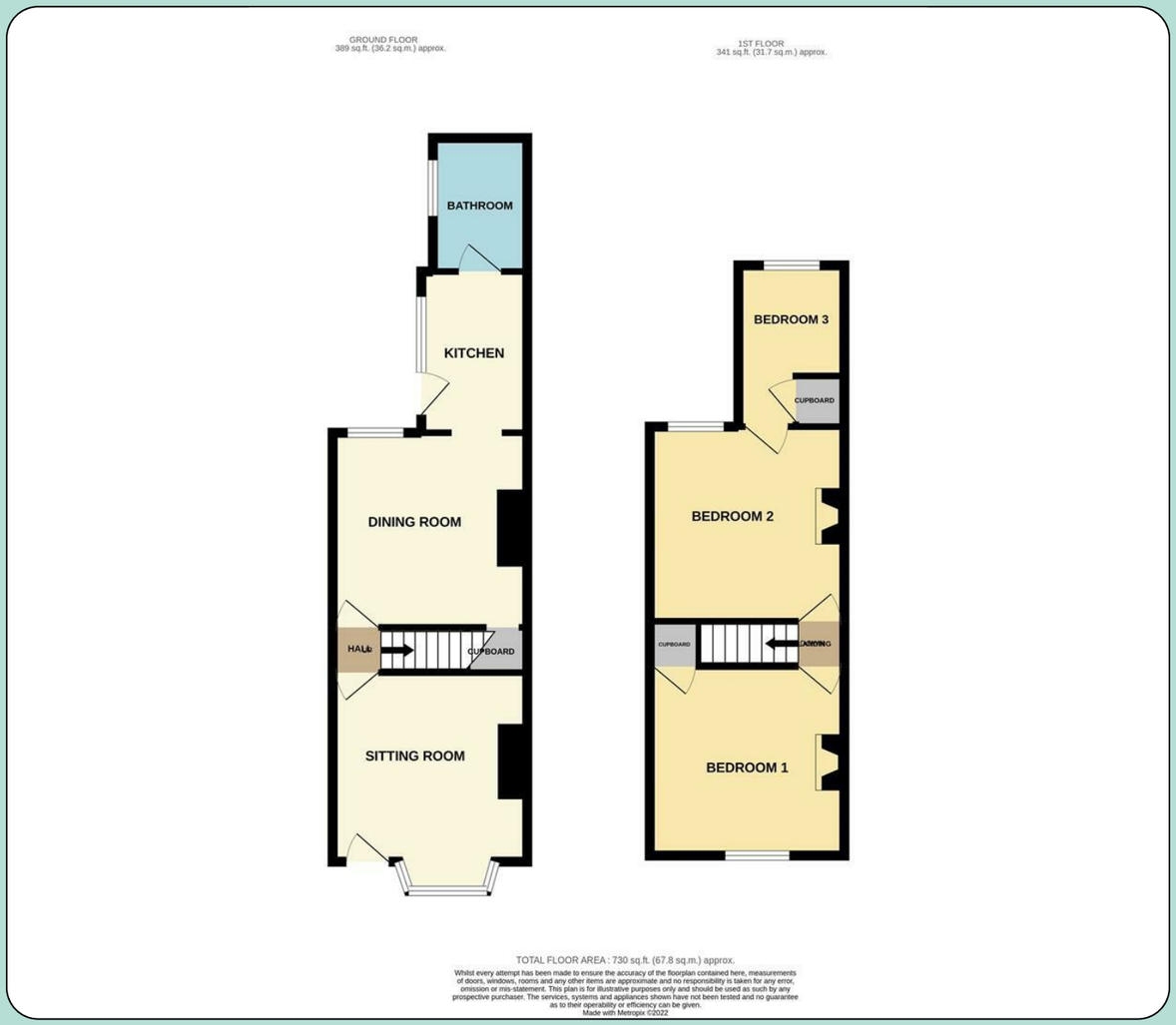
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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

Beaconsfield Road

Suffolk, NR33 0RL

- Chain free
- 3 Bedrooms
- Walking distance to award winning beach
- Close to local amenities
- Nestled in the heart of South Lowestoft
- Separate sitting room and dining room
- Enclosed rear garden
- Close to public transport links
- Opportunity to put your own stamp on it
- Ideal for the investor

PAUL HUBBARD

e - info@paulhubbardonline.com 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 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.

Sitting Room
4.1 into bay x 3.5
UPVC double glazed bay window and timber entrance door to front aspect, carpet flooring, radiator, picture rail, door opening to stairs leading to first floor landing and dining room.

Dining Room
3.5 x 3.5
UPVC double glazed window to rear aspect, carpet flooring, radiator, opening to an under stairs storage cupboard and door to the kitchen.

Kitchen
2.9 x 1.9
UPVC double glazed window and door to side aspect opening into the garden, vinyl flooring, part tile walls, wall mounted gas boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, integral gas oven, space for a fridge/freezer and washing machine, door opening to the bathroom.

Bathroom
2.4 x 1.7
UPVC double glazed window to side aspect, wet room flooring, part tile walls, wall mounted hand wash basin, toilet, and bath with electric shower above.

First Floor Landing
Carpet flooring, dado rail, doors opening to bedrooms 1 and 2.

Bedroom 1
3.5 x 3.5
UPVC double glazed window to front aspect, carpet flooring, radiator, feature fireplace, picture rail and door opening to built in cupboard with loft hatch inside.

Bedroom 2
3.5 x 3.5
UPVC double glazed window to rear aspect, carpet flooring, radiator, feature fireplace and door opening to bedroom 3.

Bedroom 3
2.9 x 2.0
UPVC double glazed window to rear aspect, carpet flooring, door opening to a built in cupboard.

Outside
To the front of the property a tiled pathway leads up to a pebbled front garden and main entrance door.

To the rear of the property a concrete courtyard leads up to a shingle garden with patio pathway to a gate opening to shared alley.

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 today to arrange your free, no obligation quote.