

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

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

£150,000  
Guide Price



## Notley Road Lowestoft, NR33 0UF

- Chain free
- 3 separate bedrooms
- Gardens front & rear
- Close to local amenities shops & schools
- Great transport links locally
- Gas central heating
- UPVC double glazing
- Perfect for putting your own stamp on
- An exciting renovation project
- Mid terrace family home

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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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### 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.

### Entrance Hall

UPVC entrance door to the front aspect, exposed floorboards, radiator and doors opening to the sitting room, kitchen & bathroom.

### Sitting Room

5.02 x 3.32

Exposed floorboards, UPVC double glazed window to the front aspect, radiator and a UPVC door opens to the conservatory.

### Kitchen

3.90 max x 3.19 max

Laminate flooring, radiator, built-in storage cupboard, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, space for a range cooker, washing machine & an American style fridge-freezer and a door opens into the conservatory.

### Conservatory

6.38 x 3.56

Laminate flooring, dual aspect, UPVC double glazed windows and UPVC French doors opening to the rear aspect.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access, UPVC double glazed window to the rear aspect and doors opening bedrooms 1-3.

### Bedroom 1

5.02 x 2.93

Fitted carpet, x2 UPVC double glazed window to the front & rear aspect, radiator and a built-in storage cupboard.

### Bedroom 2

2.76 x 3.32

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

### Bedroom 3

2.40 x 2.18

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

### Outside

A good-sized garden to both the front and rear of the property, offering plenty of space and potential. Currently unkept, the gardens provide a blank canvas ready for personalisation—ideal for landscaping, creating outdoor entertaining areas, or simply making it your own.

### 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.

