

£190,000
Asking Price



Beaconsfield Road

Lowestoft, NR33 0RJ

- Well-presented mid-terrace home
- Three separate bedrooms
- Deceptively spacious throughout
- Period features and character
- Two reception rooms
- Open-plan kitchen/utility
- Close to shops, schools and amenities
- Enclosed mature rear garden
- UPVC double glazing & gas central heating
- A short walk from Lowestoft's stunning sandy beach

**PAUL
HUBBARD**



Location - Lowestoft

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

UPVC entrance door to the front aspect, radiator, fitted carpet, recessed door mat, stairs to the first floor, understair storage cupboard, doors open to the sitting room & dining room and a doorway opening leads through to the kitchen.

Sitting Room

4.34 max x 3.57 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator, cupboard housing the consumer unit and a multi-fuel burner.



Dining Room

3.50 x 2.99

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted storage cupboards.

Kitchen/ Utility Room

5.43 max x 2.78 max

The kitchen & utility room are seamlessly connected by a archway opening and features vinyl flooring, x3 dual aspect UPVC double glazed windows, down lights, units above & below, laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, double oven, gas hob, stainless steel extractor hood, radiator, integrated fridge-freezer, dishwasher & washing machine. Space for an additional appliance or a breakfast table if desired. UPVC door opening to the rear garden.



Stairs to the First Floor Landing

Fitted carpet, radiator, loft access hatch and doors opening to all first floor internal rooms & a built-in storage cupboard.

Bedroom 1

4.63 x 4.33 max into bay

A spacious master bedroom featuring fitted carpet, x2 UPVC double glazed windows (1 bay), radiator and a built-in storage cupboard.



Bedroom 2

3.27 x 2.99

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, period fireplace and fitted cupboards.

Cloakroom

1.19 x 0.81

Vinyl flooring, UPVC double glazed obscure window to the side aspect and a toilet.

Shower Room

2.00 x 1.47

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, pedestal wash basin with mixer tap and a mains-fed shower set into a cubicle enclosure.



Bedroom 3

2.42 x 2.79

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

Outside

Gated access opens onto a paved frontage, with a tiled pathway leading to the main entrance, which is sheltered by a storm porch.

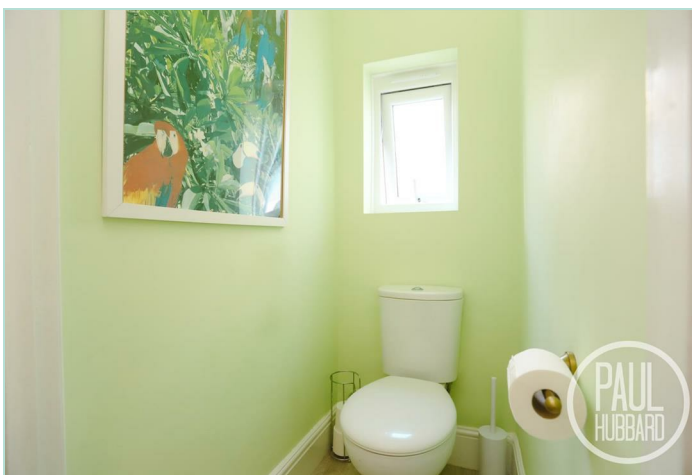
To the rear, a fully enclosed shingle courtyard garden provides a private and low-maintenance outdoor space. Featuring mature, well-stocked borders, an outdoor tap, and external lighting, it offers a peaceful haven for relaxing or entertaining. Enclosed by panel fencing with gated rear access, the garden also provides convenient access for moving bins in and out.

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.







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		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 plots, 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 herein have not been tested and no guarantee is given as to their operability or efficiency and the goods made until May 2019 11/2019)

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