

58 High Street

Kessingland, Lowestoft, NR33 7QQ

Guide Price £140,000

2 | 1 | 1 | C

This well-presented mid-terrace home offers deceptively spacious accommodation with two generous double bedrooms and an open-plan lounge/diner, making it an ideal choice for first-time buyers, couples or investors. Centrally located for a range of local amenities, shops and schools, the property is also well placed for excellent transport links. Further benefits include a good-sized south-east facing rear garden, gas central heating with a combi boiler, uPVC double glazing throughout and a chain-free sale, with the option to purchase the property fully furnished.







Location - Kessingland

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

Lounge/ Diner 13'8" x 10'2" (4.17 x 3.10)

UPVC entrance door to the front aspect, fitted carpet, dual aspect UPVC double glazed window, x2 fireplaces (one gas, one electric), x2 radiators and a door opens into the kitchen.

Kitchen 10'8" x 6'8" (3.26 x 2.04)

Fitted carpet, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tiled walls, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge-freezer & washing machine, a sliding door opens to the lobby and a UPVC door opens to the rear garden.

Lobby 5'10" x 2'4" (1.80 x 0.72)

Fitted carpet, wash basin set into a vanity unit with a mixer tap, storage cupboard and a door opens into the bathroom.

Bathroom 5'10" x 4'3" (1.78 x 1.30)

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, toilet, panelled bath with a mixer tap & a handheld shower attachment and tiled walls.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1 10'10" x 10'2" (3.31 x 3.11)

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors opening to a built-in storage cupboard with double doors (housing the gas combi boiler).

Bedroom 2 13'7" x 9'9" (4.16 x 2.98)

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

Outside

The front garden is enclosed by a brick wall and lined with mature shrubs, providing a good degree of privacy. The main entrance door is positioned to the front, while a lockable uPVC door provides access to a shared right of way with the neighbouring property, leading through to the rear gardens.

The south-east facing rear garden features a paved patio area and laid lawn, together with two useful storage sheds. The garden is fully enclosed by panel fencing and brick walling, providing a private and enclosed outdoor space.

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.

Disclaimer - Probate not granted

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

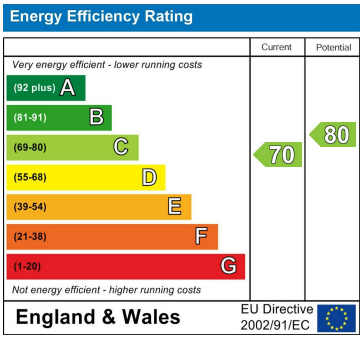
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com