



41 Beaconsfield Road

Kirkley, Suffolk, NR33 0RL

Asking Price £115,000



A well-located, chain-free two-bedroom home in popular South Lowestoft, within walking distance to the beach and close to local amenities, schools, and transport links. The property offers two double bedrooms, separate sitting and dining rooms, a kitchen leading to a utility room with WC, gas central heating, and UPVC double glazing throughout. Outside, there is a low-maintenance front garden and a south-east facing rear courtyard with shed and rear access, making this an ideal coastal home in the sought-after seaside town of Lowestoft.



Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Sitting Room 14'1" into bay x 11'5" (4.3m into bay x 3.5m)

UPVC double glazed bay window and entrance door to front aspect, carpet flooring, radiator, electric fire, door opening to door opening to stairs leading to first floor landing and dining room.

Dining Room 14'5" max x 11'5" (4.4m max x 3.5m)

UPVC double glazed window to rear aspect, vinyl flooring, radiator, feature fireplace, additional under stairs space, door opening to the kitchen.

Kitchen 8'10" x 6'6" (2.7m x 2.0m)

UPVC double glazed window to side aspect with door opening into the garden, vinyl flooring, part tile walls, units above and below, laminate work surfaces, extractor fan, stainless steel sink with drainer, space for electric oven, fridge and door opening to a utility room.

Utility Room 6'6" x 5'6" (2.0m x 1.7m)

UPVC double glazed window to side aspect, vinyl flooring, heated towel rail, wall mounted gas combi boiler, toilet, hand wash basin, laminate work surfaces with space below for appliances including a washing machine and freezer.

First Floor Landing

Carpet flooring, loft hatch, doors opening to bedrooms 1 and 2.

Bedroom 1 14'9" x 11'5" (4.5m x 3.5m)

UPVC double glazed window to front aspect, carpet flooring, radiator, doors opening to built in wardrobes and opening to a vanity unit and wash basin.

Bedroom 2 11'5" x 11'5" (3.5m x 3.5m)

UPVC double glazed window to rear aspect, carpet flooring, radiator and sliding door opening to the bathroom.

Bathroom 8'10" x 6'6" (2.7m x 2.0m)

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, radiator, bath with mains fed shower above, vanity unit with inset wash basin and toilet with hidden cistern, door opening to a built in storage cupboard.

Outside

To the front of the property a level cast iron gate opens to a small, easily maintained concrete garden which leads up to the main entrance door.

To the rear of the property a south east facing concrete courtyard garden which houses a timer garden shed and gate to rear aspect 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 in today to arrange your free, no obligation quote.

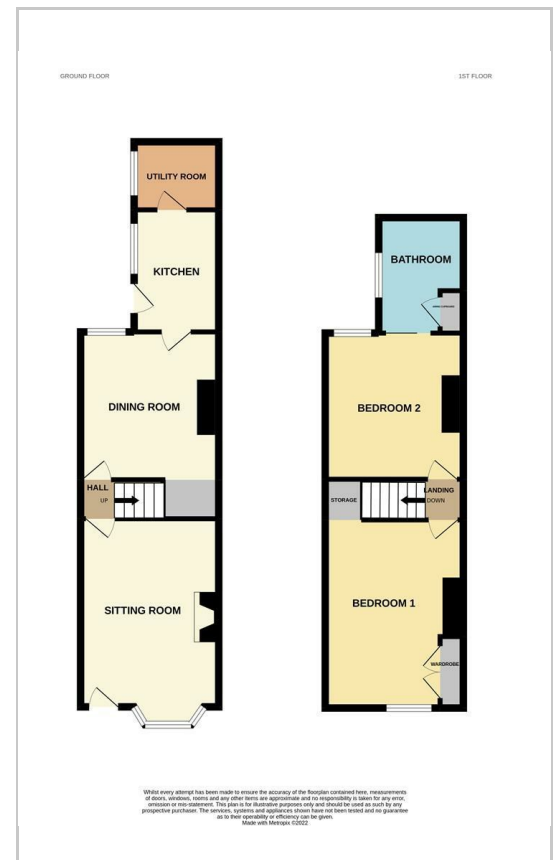
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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC