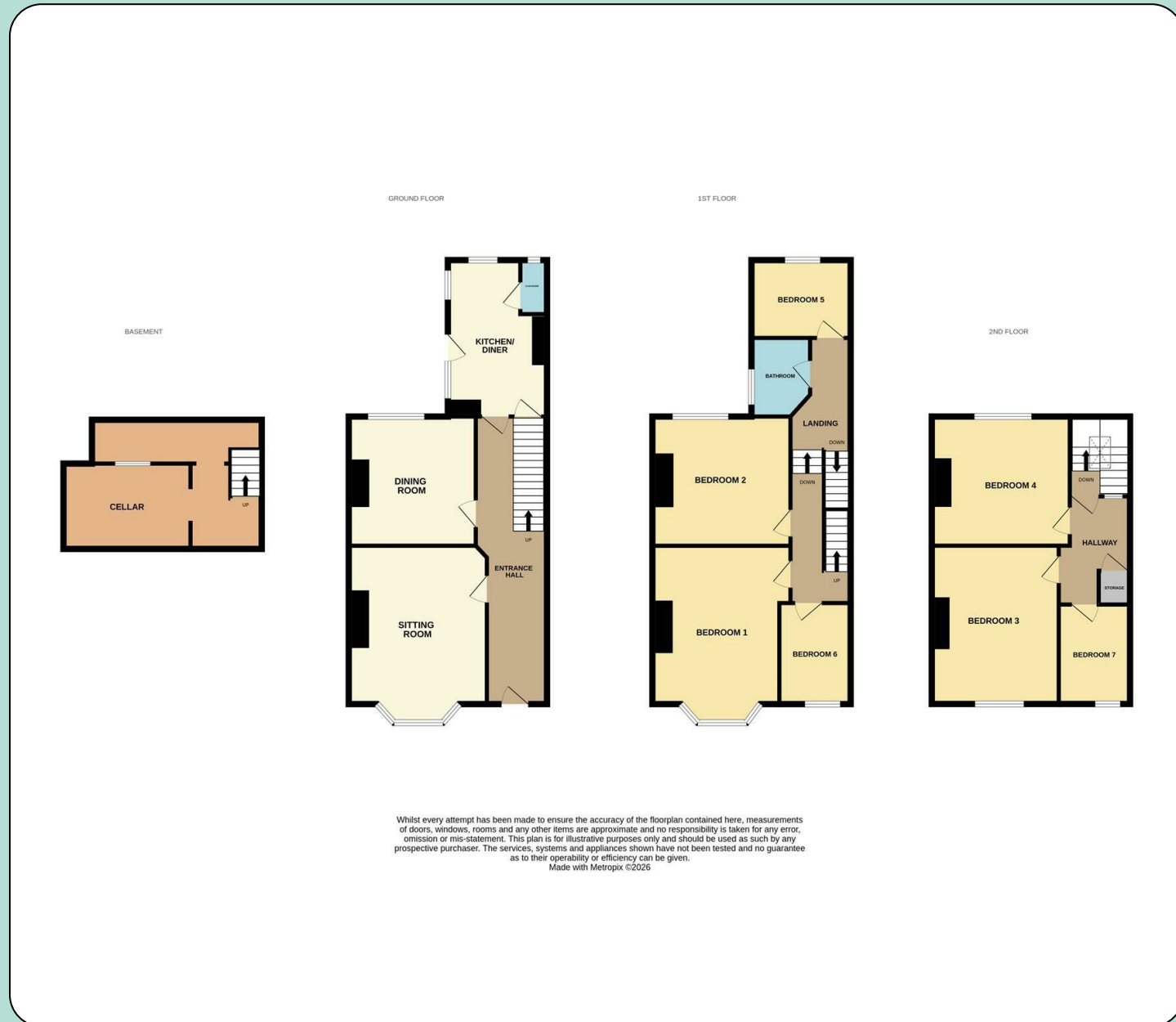


Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£280,000**  
 Guide Price



## London Road South Suffolk, NR33 0BG

- Bay fronted Victorian terrace home
- Chain free
- 7 bedroom home - set over 4 floors
- Useful cellar storage
- Extremely spacious throughout
- Ground floor cloakroom
- Multiple reception rooms
- Gas central heating with combi boiler
- Close to local amenities, shops & schools
- Moments from the gorgeous South beach

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

**Contact Us**  
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 01502 531218  
[info@paulhubbardonline.com](mailto: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 and 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

e - [info@paulhubbardonline.com](mailto: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.

### Entrance hall

Main entrance door to the front aspect, LVT flooring, radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room and kitchen/ breakfast room.

### Sitting Room

4.92 max into bay x 3.95

LVT flooring, timber frame sash bay windows to the front aspect and a radiator.

### Dining Room

3.70 x 3.57

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

### Kitchen/ Breakfast Room

6.03 max x 2.69 max

LVT flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, gas combi boiler, space for a washing machine & fridge-freezer and doors open to the cloakroom and cellar.

### Cloakroom

1.58 x 0.77

LVT flooring, UPVC double glazed obscure window to the rear aspect, tile splash back and a wall-mounted wash basin.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, a split level landing and doors opening to bedrooms and the bathroom.

### Bedroom 5

2.75 x 2.70

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and a wall mounted wash basin with hot & cold taps.

### Bathroom

2.77 max x 1.50 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, radiator, toilet, pedestal wash basin with hot & cold taps, and a panelled bath with hot & cold taps & an electric shower set above.

### Bedroom 2

3.60 x 3.57

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

### Bedroom 1

4.94 max into bay x 3.51 max

Fitted carpet, timber frame bay sash window to the front aspect and a radiator.

### Bedroom 6

2.86 x 2.12

Fitted carpet, timber frame sash window to the front aspect and a radiator.

### Stairs leading to the second floor landing

Fitted carpet, sky light, internal obscure window, built in storage cupboard and doors opening the bedrooms.

### Bedroom 4

3.69 x 3.57

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

### Bedroom 7

3.01 x 1.96

Timber frame window to the front aspect, radiator and a wall mounted wash basin with hot & cold taps.

### Bedroom 3

4.09 x 3.26

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

### Outside

The front garden is laid to lawn with a pathway leading to the main entrance door. It features shrubs and is fully enclosed by a brick wall and panel fencing.

The rear garden features an artificial lawn and is fully enclosed by a brick wall and fencing. It also benefits from a fitted pergola, outdoor tap, storage unit, and gated rear access.

### 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.

