

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                                 |         | 81                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 59      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



£145,000  
Asking Price



## Edinburgh Road

Lowestoft, NR32 1SU

- Modern mid terrace home
- 2 double bedrooms
- Ground floor shower room & first floor bathroom
- 2 reception rooms
- Neutral décor throughout
- Porch entrance
- Close to local amenities, shops & schools
- Gas central heating with combi boiler
- UPVC double glazing
- Great transport links nearby

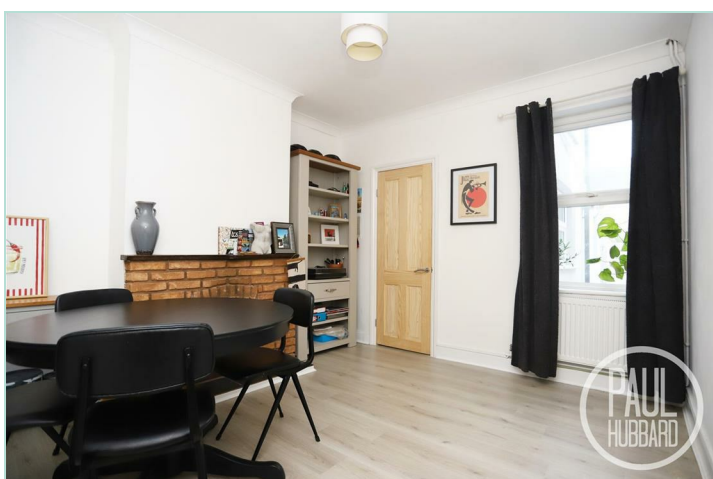
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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.

### Porch Entrance

1.12 x 1.0

UPVC entrance door opens into the porch, UPVC double glazed obscure window to the side aspect, laminate flooring and a door opens into the sitting room.

### Sitting Room

3.79 max x 3.16

Laminate flooring, radiator, UPVC double glazed window to the front aspect, feature fireplace, a cupboard housing the fuse board and a door opens to the stairs & through to the dining room.

### Dining Room

3.48 x 3.19

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, feature fireplace and a door opens into the kitchen.

### Kitchen

2.87 x 1.82

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge & washing machine, built-in extractor fan, tile splashbacks and a doorway opening leads through to the rear lobby.

### Rear Lobby

1.82 x 0.8

Vinyl flooring, double doors open to a fitted storage cupboard, the shower room and out to the exterior.

### Shower Room

1.75 x 1.72

Vinyl flooring, UPVC double glazed obscure window to the side aspect, aqua board wall panels, toilet, wall mounted wash basin with mixer tap, electric shower with a handheld attachment set into a cubicle enclosure and a heated towel rail.

### Stairs leading to the First Floor Landing

Fitted carpets and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.79 x 3.19

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

### Bedroom 2

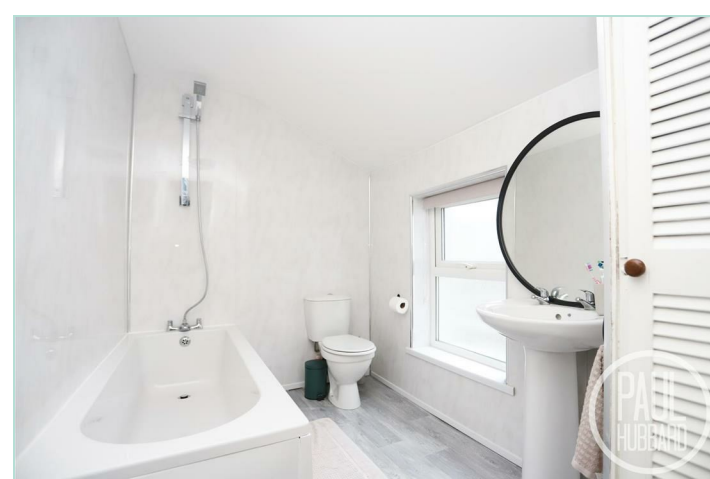
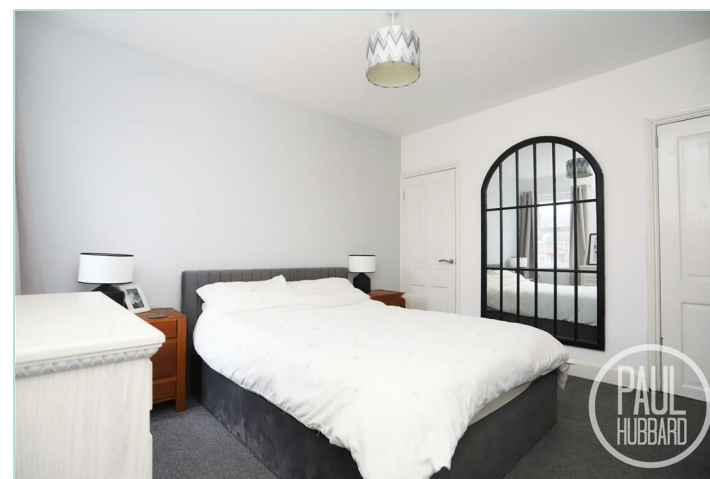
3.5 x 3.19

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard (loft access) and a door opens to the bathroom.

### Bathroom

2.88 x 1.9

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, aqua board wall panels, built-in cupboard (housing the gas combi boiler), toilet, pedestal wash basin with hot and cold taps, panelled bath with a mixer tap and a handheld shower attachment.



### Outside

A compact concrete frontage with a single step leading up to the main entrance.

To the rear, a west-facing courtyard features a small decking area and gated access to a rear pathway, creating a low-maintenance 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.

