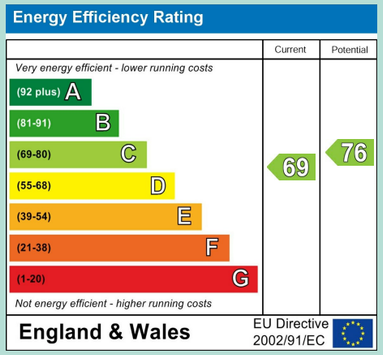
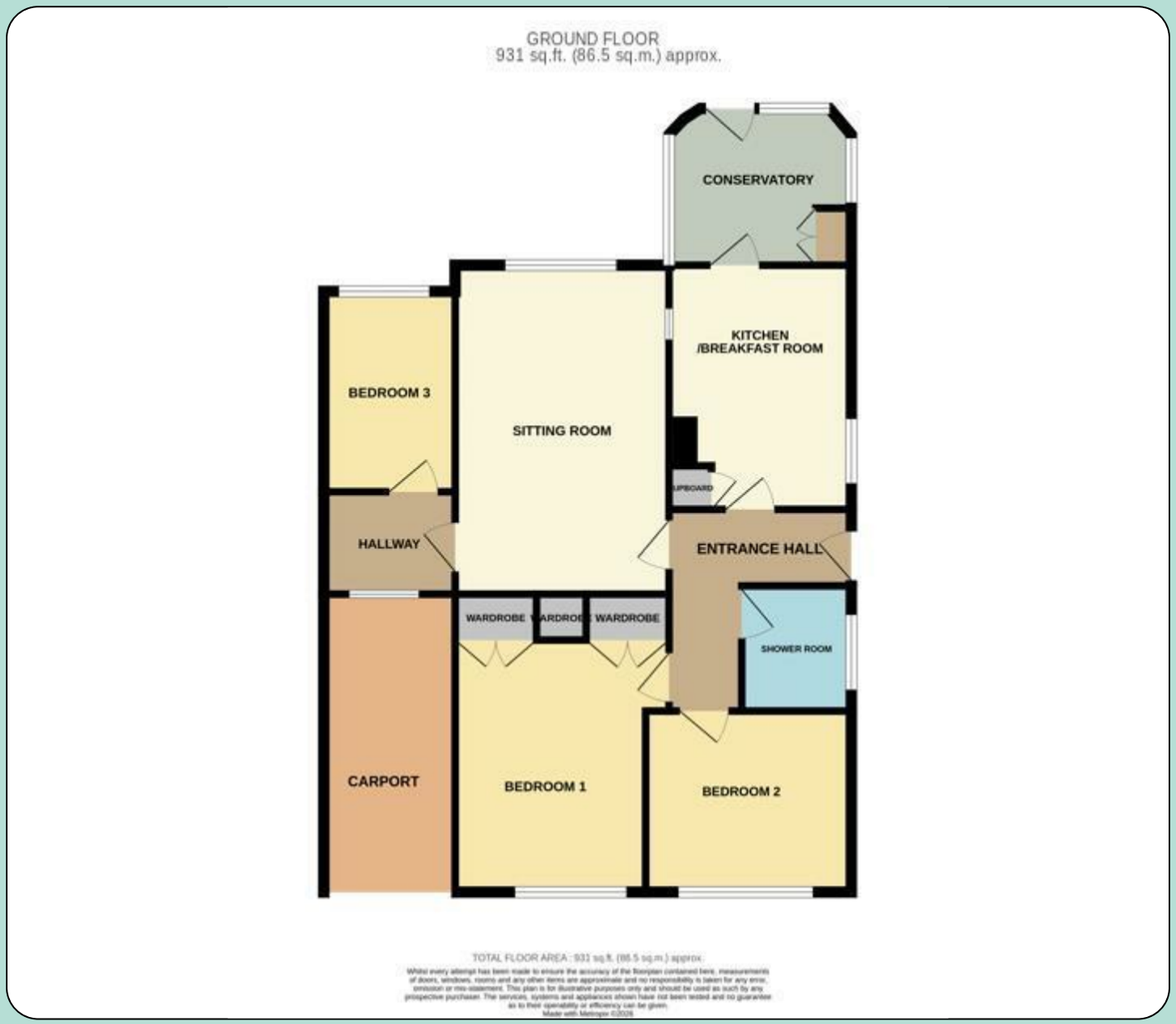
Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council











Crompton Road

Lowestoft, NR33 9NG

- Chain free
- Detached bungalow
- Popular Oulton Broad location
- 3 Separate bedrooms
- Driveway with off road parking and carport
- West facing rear garden with multiple outhouses
- A great opportunity to put your own stamp on it
- Sizable sitting room
- Conveniently Situated close to local amenities
- Separate entrance hall

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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 are 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









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 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
UPVC double glazed entrance door to the side aspect, carpet flooring throughout with integrated doormat, a radiator and doors opening to the shower room, the kitchen/breakfast room, sitting room, and bedrooms 1 and 2.

Sitting room
5.12m x 3.37
UPVC double glazed window to the rear aspect, carpet flooring throughout, x2 radiators, an electric fireplace and door opening to an additional hall.

Shower room
1.95m x 1.71m
UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, loft hatch, a heated towel rail, toilet, vanity unit with inset hand wash basin and mains fed shower enclosed within a glass cubicle.

Conservatory
2.94m x 2.45m
UPVC double glazed door to the rear aspect opening into the garden and windows surround, space and plumbing for a washing machine, double doors open to a built-in storage cupboard.

Kitchen/breakfast room
3.8m x 2.7m
UPVC double glazed window to the side aspect, obscure feature full length window and door to the rear aspect opening into the conservatory, vinyl flooring throughout, a radiator, a door opening to a built in storage cupboard, base units with inset stainless steel sink with double drainer, laminate worksurface, tile splashbacks, extractor fan, feature window looking into the sitting room, and additional cupboards one of which house is the gas boiler. Space for appliances including an electric oven and fridge freezer.

Hall
UPVC double glazed window to the front aspect, carpet flooring throughout and doors opening to bedroom 3 and built in storage shelves and cupboards.

Bedroom 1
3.42m x 2.83m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in wardrobes and drawers.

Bedroom 2
3.32m x 2.81m
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Outside
To the front of the property a well maintained block weave garden with decorative planters, concrete driveway providing off road parking which leads up to a car port and concrete pathway which leads up to the main entrance door and timber gate opening to rear access.

A spacious and established rear garden featuring a combination of paved pathways, bark areas, raised borders and attractive circular patio features. The garden offers a variety of mature shrubs and planting areas, creating a private outdoor space with plenty of potential for further landscaping.

A patio seating area, and pathway surrounding provides practical access around the garden, while a range of outbuildings along the rear boundary offers useful storage or additional versatility, benefitting from light and power, along with a potting shed to the side.

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.

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.

