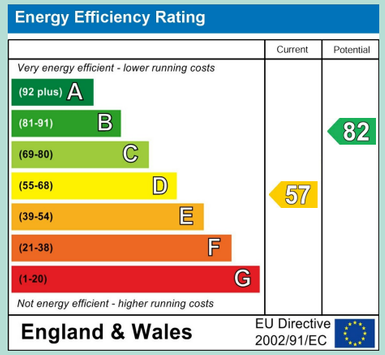
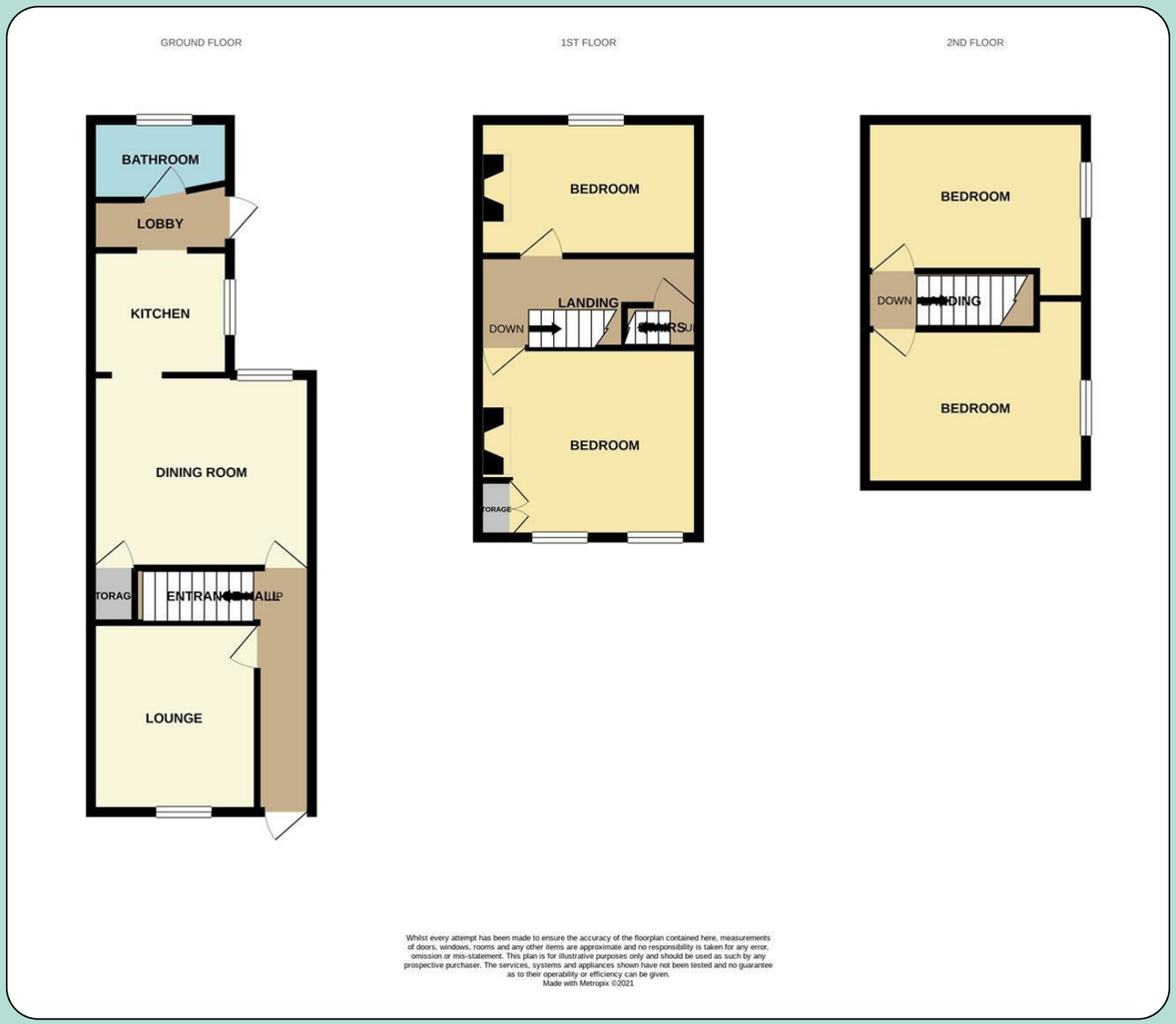
www.paulhubbardonline.com

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











Norwich Road

Suffolk, NR32 2BH

- End terrace home
- Four separate bedrooms set over three floors
- Period features
- 2 reception rooms
- Courtyard garden to the rear
- Modern & neutral décor throughout
- Walking distance to town centre
- Gas combi boiler & UPVC double glazing
- Nearby great transport links
- Close to local amenities, shops & schools

e - info@paulhubbardonline.com t - 01502 531218

PAUL HUBBARD

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

Contact Us
www.paulhubbardonline.com
01502 531218
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 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 door opening to front aspect, laminate flooring, stairs leading to first floor landing and doors opening into lounge and dining room.

Sitting Room
3.4 x 3.0
UPVC double glazed window to front aspect and carpet flooring.

Dining Room
4.1 x 3.4
UPVC double glazed window to rear aspect, carpet flooring, doors opening to under stair storage cupboard and into kitchen.

Kitchen
2.5 x 2.2
UPVC double glazed window to side aspect, vinyl flooring, units above and below work surfaces with inset stainless steel sink and drainer. Oven, grill and ceramic hob. Spaces for fridge freezer and washing machine. Opening into rear lobby.

Rear Lobby
Vinyl flooring, doors opening to bathroom and into rear garden.

Bathroom
2.3 x 1.3
UPVC double glazed window to rear aspect, vinyl flooring, toilet, pedestal wash basin, panelled bath and heated towel rail.

Stairs to the First Floor Landing
Carpet flooring, doors opening to bedrooms 1-2 and stairs leading to second floor landing.

Bedroom 1
4.0 x 3.5
2 x UPVC double glazed windows to front aspect, carpet flooring, period feature fireplace and doors opening to fitted storage cupboard.

Bedroom 2
4.1 x 2.4
UPVC double glazed window to rear aspect, carpet flooring and period feature fireplace.

Stairs leading to the Second Floor Landing
Carpet flooring and doors opening to bedrooms 3-4

Bedroom 3
3.7 x 3.0
UPVC double glazed window to side aspect and carpet flooring.

Bedroom 4
3.6 x 2.4
UPVC double glazed window to side aspect and carpet flooring.

Outside
To the front of the property is a paved garden set within a brick wall surround. To the rear is a fully enclosed courtyard garden with gated access opening to rear.

Disclaimer
Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. The property is currently tenanted, and some aspects of its appearance may differ from those shown in the photographs. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.

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.

