www.paulhubbardonline.com

£220,000
Asking Price







Durban Road

Lowestoft, NR33 0UH

- Three-bedroom semi-detached house
- Arranged over three floors
- Off-road parking
- Kitchen/diner
- Rear garden
- Bathroom
- Gas central heating
- UPVC double glazing throughout
- Versatile accommodation with scope to personalise
- Excellent opportunity to make your own mark

PAUL HUBBARD

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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.

Entrance hall

Entrance door to the front aspect, carpet flooring throughout, stairs leading to the first floor landing and a door opening to the sitting room.

Sitting room

4.87m x 3.44m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator and a door opening into the kitchen/ diner.

Kitchen/ Diner

5.32m x 4.41m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, a radiator, units above and below, part tiled walls, stainless steel sink with drainer, integrated oven, spaces for a washing machine and fridge/ freezer, open storage space, an opening into the dining area and French doors opening into the rear garden.

Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, stairs leading to the second floor landing and doors opening to the bathroom and bedrooms 1-2.

Bedroom 1

4.40m x 3.63m

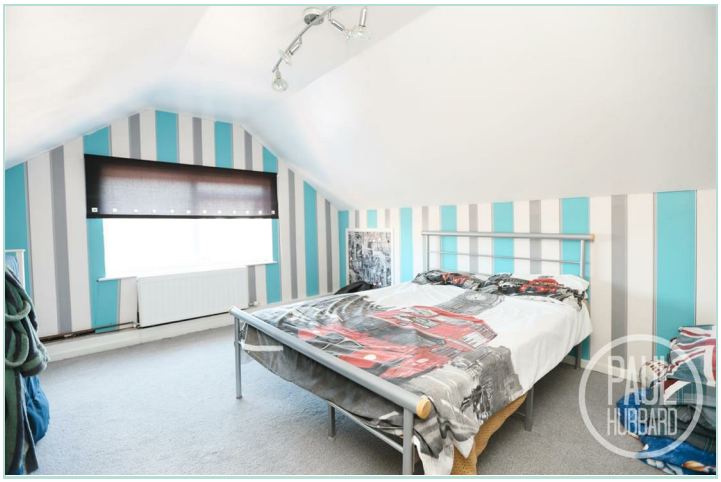
X2 UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 2

3.32m x 2.44m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, wall mounted hand wash basin and X2 storage cupboards.









Bathroom

1.96m x 1.70m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, a bath with over head shower and a radiator.

Stairs leading to the second floor

Bedroom 3

3.94m x 3.50m

UPVC double glazed window to the side aspect, carpet flooring throughout, pedestal wash basin, a radiator, built in wardrobe and eaves storage.

Outside

To the front of the property is a driveway providing off-road parking, with fencing to both sides. A pathway leads to the main entrance door.

The rear garden comprises a patio area leading onto a well-maintained laid lawn, with a garden shed providing useful storage. The garden also features a pond, surrounded by a variety of established plants, trees and shrubs, creating a pleasant and private outdoor space. The garden is enclosed by fencing and benefits from gated access to the front.

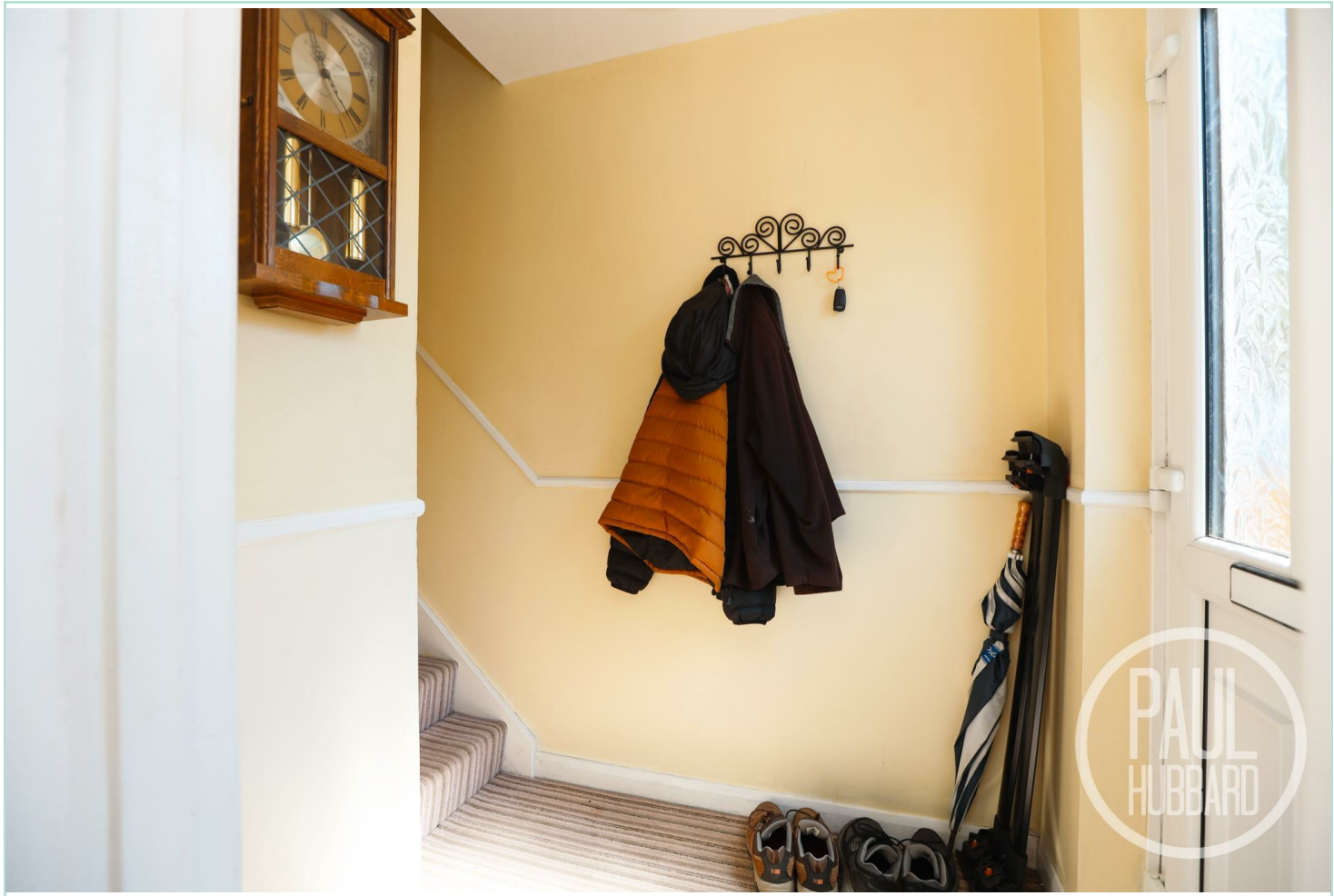
Financial Services

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.

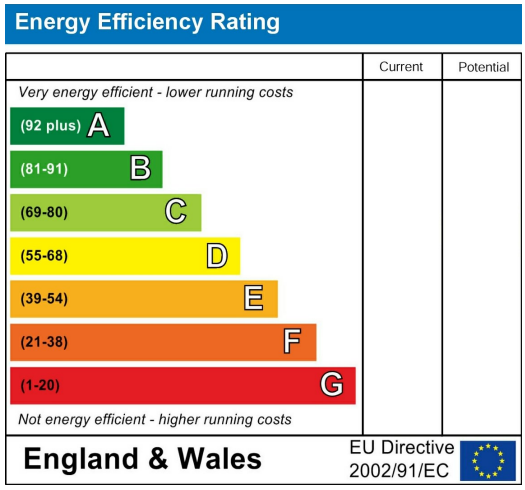

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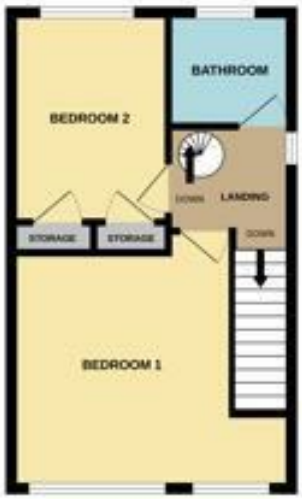



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Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk









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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