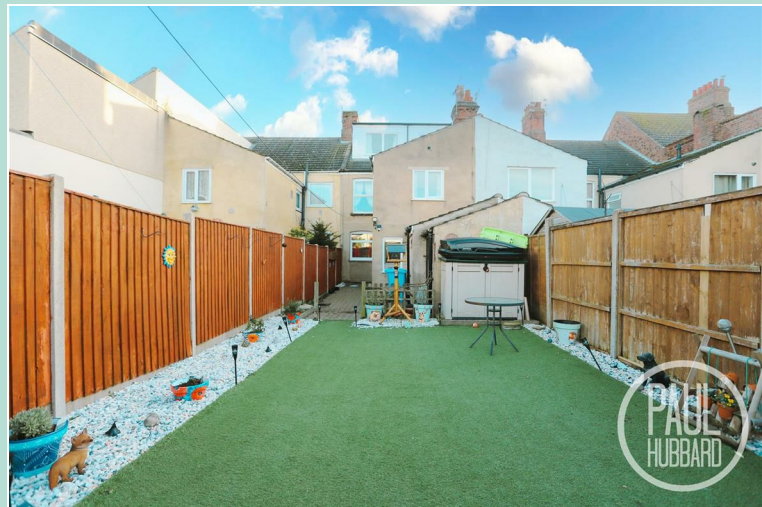


£240,000  
Asking Price



## Haward Street

Lowestoft, NR32 2DR

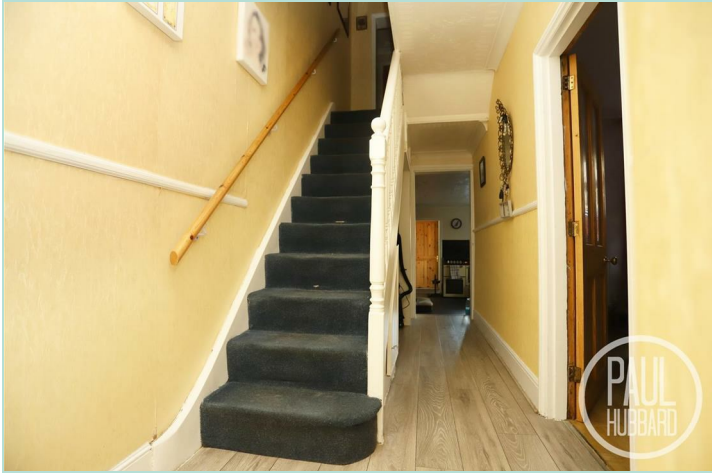
- Bay fronted family home
- Set over 3 floors
- 6 separate bedrooms
- Period features throughout
- Close to local amenities shops & schools
- Well maintained by the current owners
- Gas central heating with combi boiler
- West facing rear garden
- Ready to customise & make your own
- Resident permit on street parking

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**PAUL  
HUBBARD**





### 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

UPVC entrance door to the front aspect, laminate flooring, radiator, doors opening to the sitting room, dining room & kitchen and stairs leading to the first floor with under-stair storage solutions.

### Sitting Room

4.73 max into bay x 3.93 max

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a period fireplace.

### Dining Room

3.95 x 3.94

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

### Kitchen

3.91 x 3.17

A step down to the kitchen, comprising tiled flooring, dual aspect UPVC double glazed windows, gas combi boiler, units above & below, laminate work surfaces, panelled splash backs, inset stainless steel sink & drainer with mixer tap, spaces for a Rangemaster style oven, American style fridge-freezer, washing machine & dishwasher, a breakfast bar with space for stools, spotlights and a doorway opening leads through to the rear lobby.

### Rear Lobby

3.17 x 0.78

Tile flooring, dual aspect UPVC double glazed windows, built-in storage cupboards, a door opens into the shower room and a UPVC door out to the garden.

### Ground Floor Shower Room

2.11 x 1.90

Tiled floor & walls, heated towel rail, electric Velux window with fitted blinds & rain auto close, extractor fan, spotlights, toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set into a large cubicle enclosure.

### Stairs leading to the First Floor Landing

Fitted carpet, a split level landing with a radiator, an opening to the first floor lobby, doors opening to bedrooms, stairs leading to the second floor landing and under-stair storage solutions.

### First Floor Lobby

Fitted carpet, loft access and doors opening to bedroom and bathroom.





### Bedroom 3

3.69 max x 3.20 max

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

### Bathroom

1.89 x 1.71

Tiled floors & walls, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment.

### Bedroom 1

3.96 x 3.41

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

### Bedroom 2

4.27m max into bay x 3.35 max

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a period fireplace.

### Bedroom 4

2.96 x 2.52

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

### Stairs leading to the Second Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect and a door opens to the second floor lobby.

### Bedroom 5

4.78 x 2.43

Laminate flooring, x2 Velux windows with fitted blinds, radiator and built-in eaves storage spaces.

### Bedroom 6

2.87 x 2.76

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

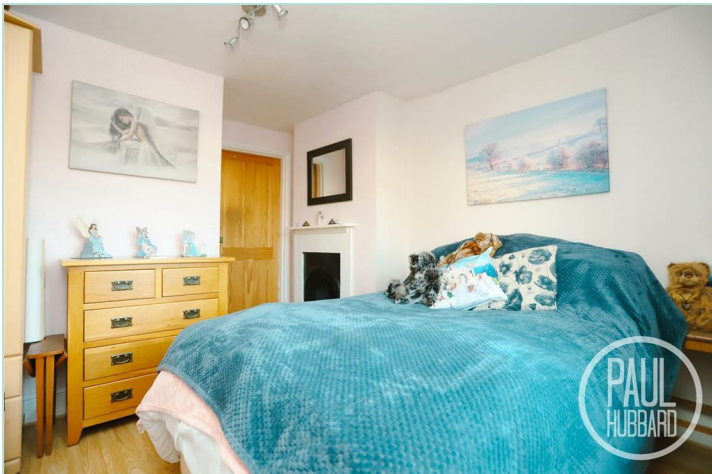
### Outside

Gated access leads to a low-maintenance, fully enclosed front garden, with a pathway to the main entrance door, which is sheltered by a storm porch.

The west-facing rear garden is designed for ease of upkeep, featuring an artificial lawn, patio area, and shingle borders. Additional benefits include outdoor lighting and tap, along with a brick-built outhouse ideal for garden storage and equipped with power and lighting. The garden is fully enclosed by panel fencing and benefits from 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.












Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D TBC  
 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>	62	71
(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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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