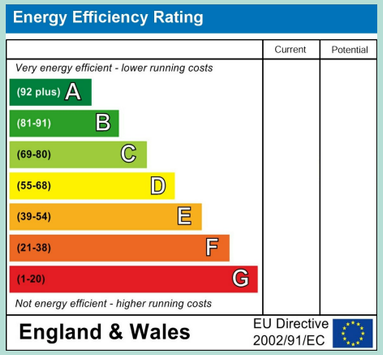
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Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk











Cavendish Close

Lowestoft, NR32 3DU

- Chain-free
- Three-bedroom semi-detached house
- Opportunity to modernise and personalise
- Convenient location close to local schools
- Within easy reach of shops and local amenities
- UPVC double glazing throughout
- Enclosed rear garden
- Driveway providing off-road parking
- First floor shower room
- Desired location

e - info@paulhubbardonline.com t - 01502 531218

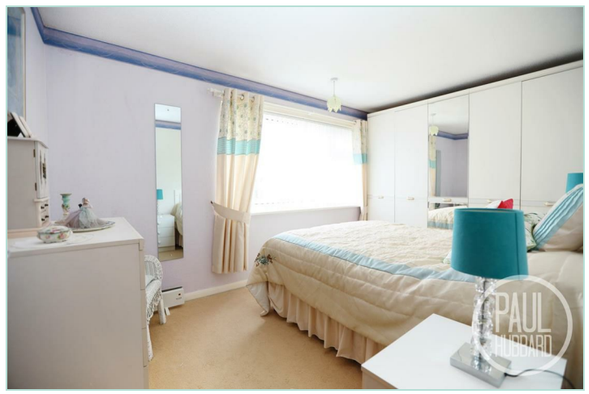
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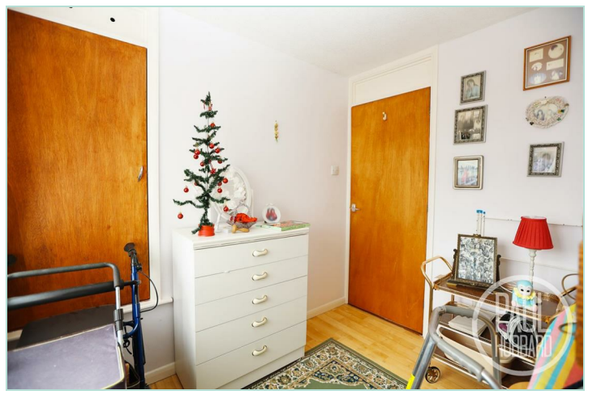
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

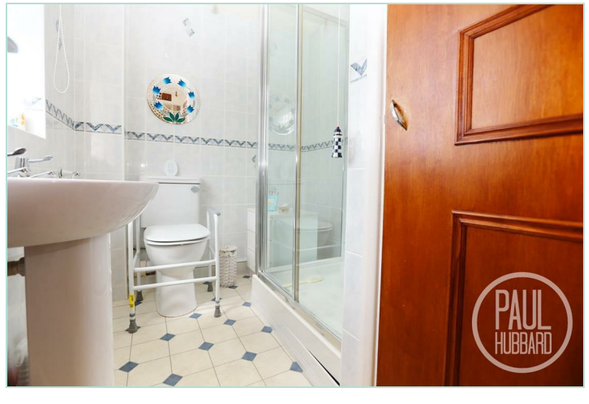
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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
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
2.71m x 2.50m
X2 UPVC double glazed obscure windows and door to the front aspect, laminate flooring throughout, stairs leading to the first floor landing, a storage heater and doors opening to the storage cupboard, sitting room and kitchen.

Kitchen
4.21m x 2.91m
UPVC double glazed windows to the side and rear aspects, tiled flooring throughout, part tiled walls, storage cupboard, pantry, units above and below, stainless steel sink with drainer, spaces for a washing machine, oven, tumble dryer, fridge and freezer, and a door opens to the rear garden.

Sitting room
6.21m x 3.21m
UPVC double glazed windows to the front and rear aspects, carpet flooring throughout, X2 storage heaters and an electric fireplace.

Stairs leading to the first floor landing
UPVC double glazed window to the side aspect, carpet flooring throughout, storage heater, loft access and doors opening to the shower room and bedrooms 1-3.

Shower room
2.43m x 1.79m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, shower within an enclosed glass cubicle, toilet, pedestal wash basin, heated towel rail and an airing cupboard housing the water tank.

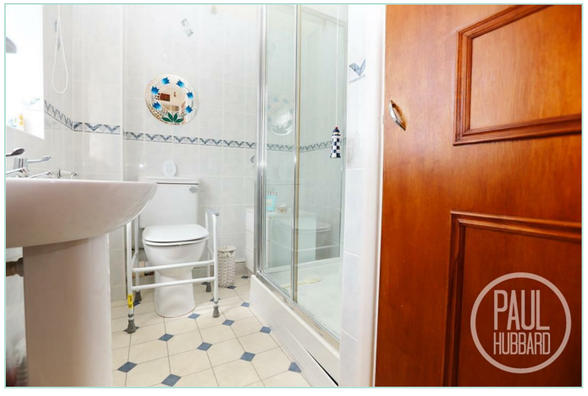
Bedroom 1
4.16m x 2.61m
UPVC double glazed window to the rear aspect and carpet flooring throughout.

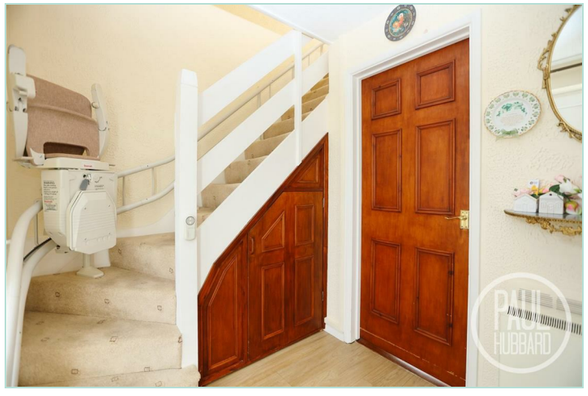
Bedroom 2
3.52m x 2.91m
UPVC double glazed window to the front aspect, carpet flooring throughout and a storage heater.

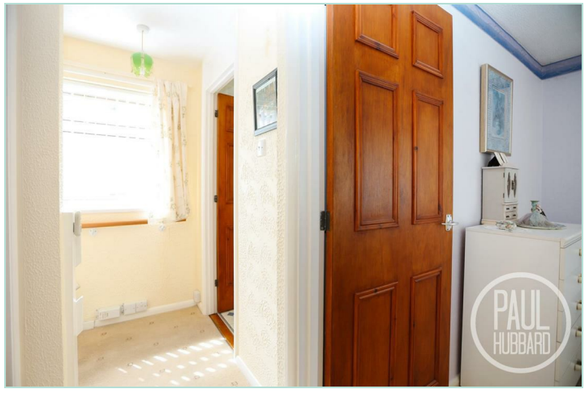
Bedroom 3
2.54m x 2.11m
UPVC double glazed window to the front aspect, laminate flooring throughout, storage heater and a storage cupboard.

Outside
Front Garden-
The front garden features a driveway providing off-road parking, with gated access leading to the rear garden. It is a stone area, with a selection of mature plants, trees, and shrubs creating an attractive frontage.

Rear Garden-
The south-west facing rear garden is mainly laid to lawn, with a patio area and is enclosed by fenced boundaries, providing a private outdoor space. It also benefits from a greenhouse, garden shed, and an outdoor tap, with a variety of mature plants, trees, and shrubs adding colour and character throughout the garden.









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.