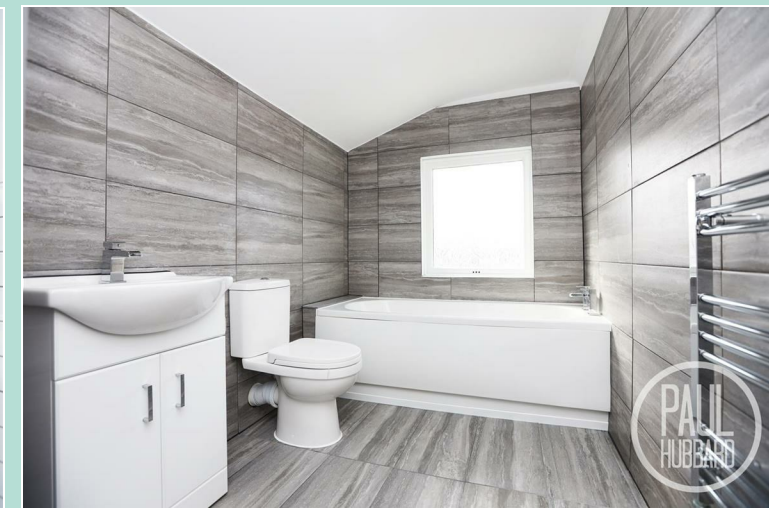
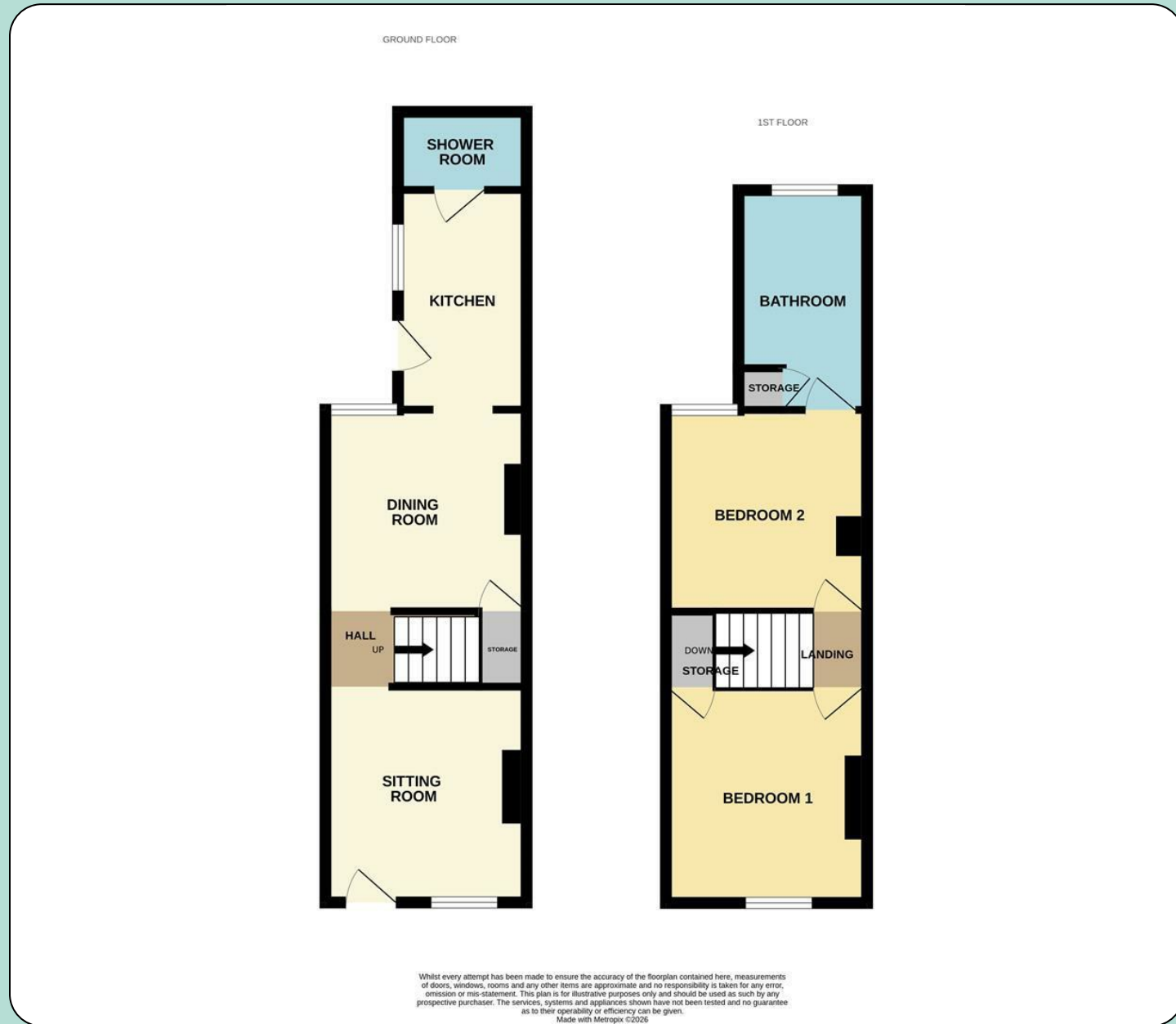


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£140,000
 Guide Price



Till Road
 Suffolk, NR32 2LH

- Chain free
- Two double bedrooms
- Newly renovated throughout
- Ideal for the investor or first time buyer
- Newly fitted kitchen, bathroom and shower room
- Newly fitted heating system
- Ideal for public transport links
- Popular location North Lowestoft
- Walking distance to the main town centre
- Neutral colours throughout



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 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



Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Sitting Room

3.20m x 3.06m

UPVC double glazed window and door to front aspect, recently fitted carpet flooring, radiator, doors opening to built in cupboard and opening leading to stairs to first floor landing and dining room.

Dining Room

3.1m x 3.00m

UPVC double glazed window to rear aspect, recently fitted carpet flooring, radiator, opening to kitchen and door opening to under stairs storage cupboard.

Kitchen

3.30m x 1.80m

UPVC double glazed window and door to side aspect opening into the courtyard and an internal door opening to the shower room. A newly fitted kitchen comprising of tile flooring throughout, a recently fitted wall mounted gas boiler, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, 4 ring ceramic hob, stainless steel extractor fan and space for appliances including a washing machine and fridge/freezer..

Shower Room

1.77m x 0.77m

A newly fitted suite featuring tile flooring throughout, a toilet with inset slimline wash basin and electric shower enclosed within a glass and tiled cubicle.

Stairs leading to the First Floor Landing

Newly fitted carpet flooring, loft hatch, doors opening to bedrooms 1-2.

Bedroom 1

3.20m x 3.06m

UPVC double glazed window to front aspect, newly fitted carpet flooring, a radiator and door opening to a built in cupboard.

Bedroom 2

3.10m x 3.00m

UPVC double glazed window to the rear aspect, newly fitted carpet flooring, a radiator and door opening to the bathroom.

Bathroom

3.20m x 1.80m

UPVC double glazed window to rear aspect, door opening to a built in cupboard and a new suite comprising of tiled flooring and walls throughout, a heated towel rail, toilet, a vanity unit with inset hand wash basin and a bath.

Outside

To the rear of the property a fully enclosed concrete courtyard with timber gate to side aspect opening into an alley for bin 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.

