

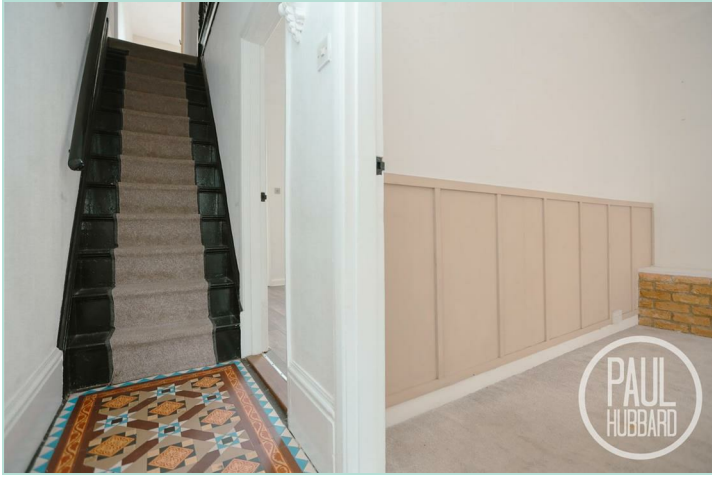
£165,000
Offers In Excess Of



Ipswich Road Lowestoft, NR32 1TT

- Chain free
- Nestled in the heart of North Lowestoft
- 3 Bedrooms
- Multiple reception rooms
- Separate entrance hall
- Attic room
- Close to local amenities
- Gas central heating
- A great opportunity to put your own stamp on it
- Double glazing throughout

**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 double glazed entrance door to the front aspect, original tile flooring throughout, a radiator, stairs leading to the first floor landing, and doors opening to the sitting room and family room.

Sitting Room

4.29m into bay x 3.29m

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



Reception Room

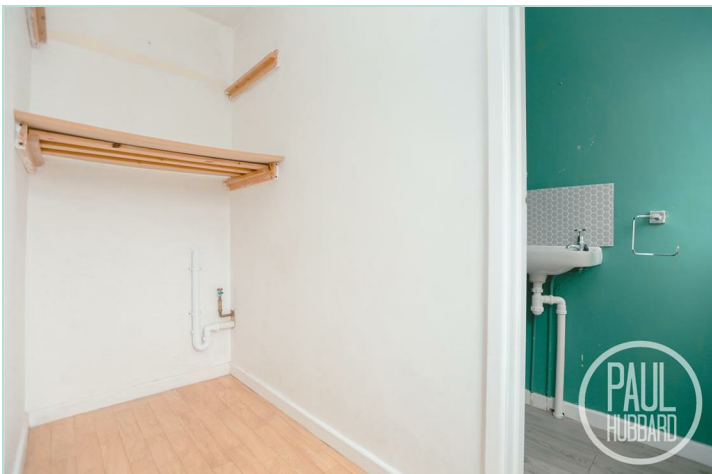
3.62m x 3.31m

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, an electric fire, built in cupboards, and door opening into the dining room.

Dining Room

3.51m x 2.70m

UPVC double glazed window to the side aspect, wood effect laminate flooring throughout, a radiator, door opening into an under stairs storage cupboard and an opening and serving hatch through to the kitchen.



Kitchen

2.68m x 2.47m

UPVC double glazed window to the side aspect, vinyl tile flooring throughout, door opening to the rear lobby, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space water appliances, including an oven and fridge.



Lobby

2.49m x 0.98m

UPVC double glazed door to the side aspect opening into the garden, vinyl flooring throughout, space for a washing machine and door opening to a WC.

WC

2.48m x 0.88m

UPVC double glazed window to the side aspect, LVT flooring throughout, wall mounted hand wash basin and a toilet.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1-3 and stairs which lead to the attic room.



Bedroom 1

4.30m into wardrobe x 3.65m

x2 UPVC double glazed windows to the front aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes.

Bedroom 2

3.63m x 2.49m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to a built in wardrobe.



Bedroom 3

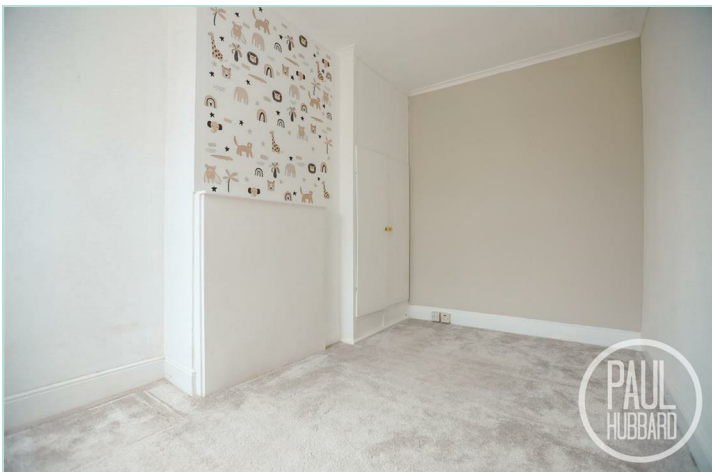
3.51m x 2.71m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, wall mounted gas boiler and door opening to the family bathroom.

Bathroom

2.72m x 2.44m

UPVC double glazed obscure window to the rear aspect, tile flooring throughout, heated towel rail, toilet, his and hers vanity unit with inset hand wash basin's, P shaped bath with mains fed rainfall shower above, glass shower screen and tile splash back.



Attic Room

4.95m x 4.33m

A spacious attic room with exposed walls and flooring and Velux window to the rear aspect.

Outside

To the front of the property a level gate opens to an easily maintained front garden which leads up to a storm porch.

To the rear of the property a concrete pathway leads up to a laid lawn garden with patio seating areas and a timber gate providing convenient rear access.


Financial Services



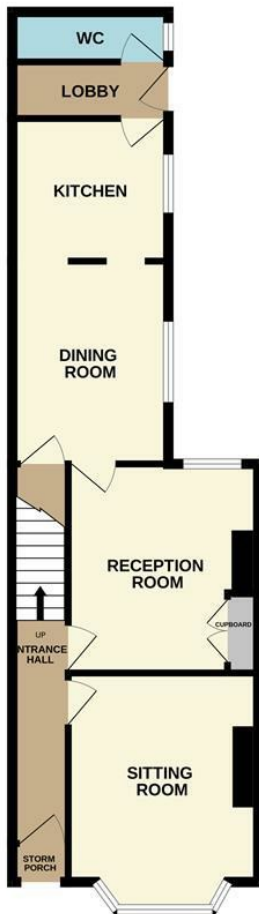


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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

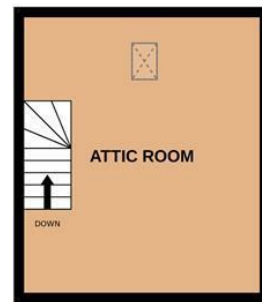
GROUND FLOOR
 559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
 492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
 227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 sq.m.) approx.

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