

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£180,000
 Asking Price



Northgate
 Lowestoft, NR32 2RN

- Spacious mid terrace family home
- 3 separate bedrooms
- Chain free
- Brand new kitchen & bathroom
- Renovation works have been carried out throughout
- Brand new gas combi boiler
- A complete electrical rewire
- Off road parking for multiple vehicles
- Fully enclosed rear garden with outbuildings
- Close to local amenities, shops & schools

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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





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 breathtaking 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, radiator, under-stair storage, stairs leading to the first floor landing and a door opening to the dining room.

Dining Room

3.66 x 2.80
Secondary glazed window to the front aspect, radiator, an archway opening leading through to the sitting room and a door opens into the kitchen.

Sitting Room

3.86 x 3.70
Radiator and an aluminium sliding doors opening to the conservatory.

Conservatory

3.27 x 2.30
Aluminium windows to the side & rear aspect, power sockets and a door opening to the rear garden.

Kitchen

3.81 x 1.95
A brand new kitchen featuring a radiator, units above & below, soft close cabinets, laminate work surfaces, inset composite sink & drainer with mixer tap, built in oven, electric hob & a stainless steel extractor fan, integrated fridge & freezer, space for a washing machine and a UPVC double glazed window & door to the rear aspect.

Stairs leading to the First Floor Landing

Loft access and doors opening to bedrooms 1-3, the family bathroom & a storage cupboard.

Bedroom 1

3.18 x 3.41
Secondary glazed window to the rear aspect, radiator and fitted wardrobes.

Bedroom 2

3.18 max x 3.32 max
Secondary glazed window to the front aspect, radiator and fitted wardrobes & drawers.

Bedroom 3

2.31 x 2.42
Secondary glazed window to the front aspect, radiator, fitted wardrobes and a built-in storage cupboard (housing the brand new gas combi boiler).

Bathroom

2.31 x 2.04
Timber frame obscure window to the rear aspect, heated towel rail, a brand new bathroom suite including a toilet & wash basin set into a vanity unit with hot & cold taps, a p-shape panelled bath with a mixer tap, an electric shower set above, newly fitted extractor fan, a shaving point and aqua board wall panels.

Outside

To the front, a generous driveway provides off-road parking for multiple vehicles and leads to the main entrance. Gated side access, shared with the neighbouring property, offers secure entry to the rear garden. The rear garden is mainly laid to lawn with a patio area, a timber storage shed, and a brick-built outbuilding with two storage rooms and a side window. Additional features include a brand-new outdoor tap and security lighting.

Outbuildings

1.57 x 0.75 & 1.57 x 1.85
The brick-built garden stores provide excellent additional storage, each fitted with power, lighting, their own consumer unit, shelving, and ample space for equipment or appliances.

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.

