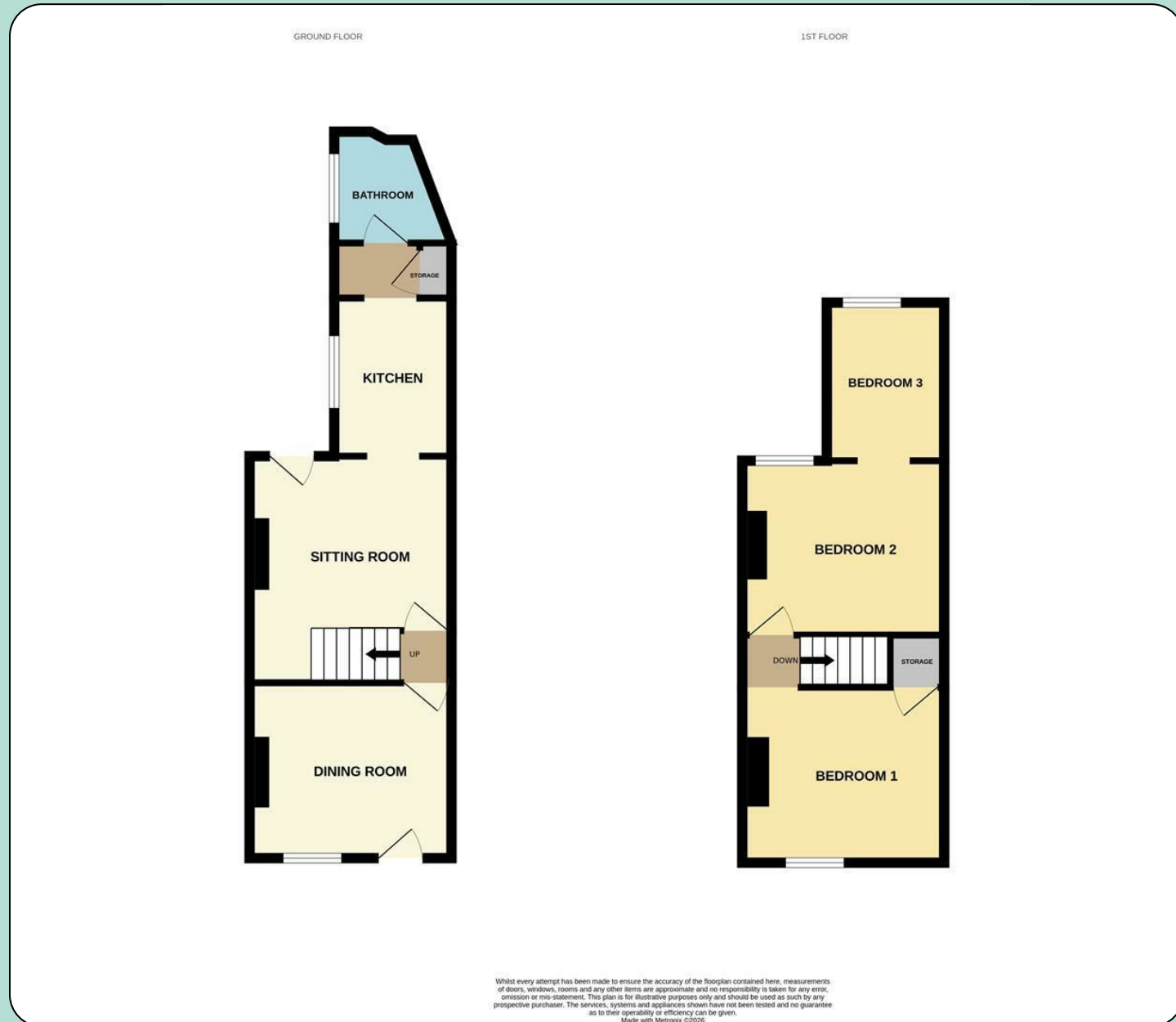


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£140,000
 Asking Price



College Road
 Lowestoft, NR33 0EE

- Mid terrace home
- 3 bedrooms
- Modern décor throughout
- Brand new oven & dishwasher included
- Ground floor bathroom
- Newly fitted gas combi boiler in November 2025 (under warranty)
- UPVC double glazing
- Close to local amenities, shops & schools
- Great transport links nearby
- Fully enclosed rear courtyard

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

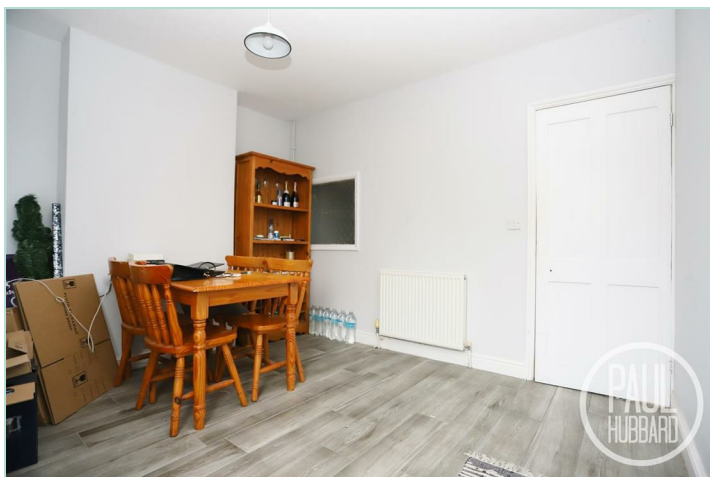
Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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



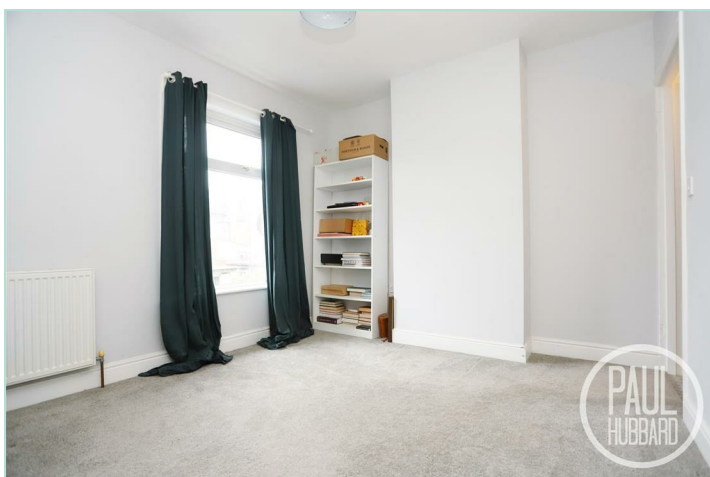
e - info@paulhubbardonline.com

t - 01502 531218



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.

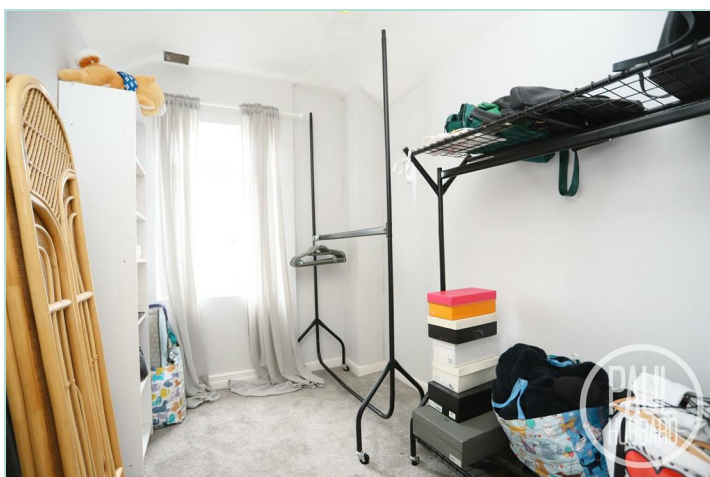


Dining Room

3.50 x 3.52
Tile flooring, UPVC double glazed window & entrance door to the front aspect, radiator, internal obscure window and a door opens to the stairs & sitting room.

Sitting Room

3.48 x 3.01
Tile flooring, radiator, internal obscure window, an opening leads through to the kitchen and a UPVC door opens out to the exterior.

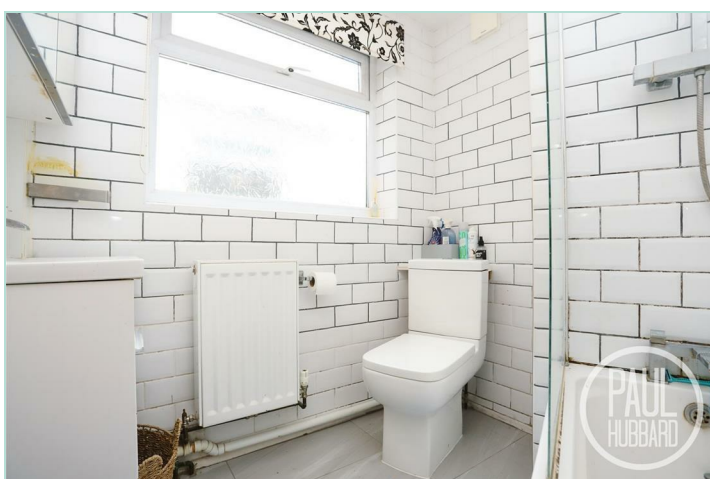


Kitchen

2.74 x 2.09
Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, fridge-freezer & dishwasher and a doorway opening leads through to the rear lobby.

Rear Lobby/ Utility Space

Tile flooring, space for a washing machine, laminate work surfaces & a space above for a tumble dryer, a built-in storage cupboard (housing the gas combi boiler) and a door opens into the bathroom.



Bathroom

2.09 x 1.92
Tiled floor & walls, UPVC double glazed obscure window to the side aspect, radiator, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above with both handheld & rain fall heads.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.52 x 3.05
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bedroom 2

3.46 x 3.09
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

2.69 x 1.94
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside

The property benefits from a slate-chipped frontage with a pathway leading to the main entrance door, all enclosed by a brick wall surround.

To the rear, there is a fully enclosed courtyard laid with artificial lawn, bordered by a brick wall and panel fencing, with gated access providing entry to the rear.

Agent Note

Please note that some internal fixtures and fittings may be available. Their inclusion is subject to negotiation.

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.

