www.paulhubbardonline.com

£200,000
Asking Price







Spashett Road

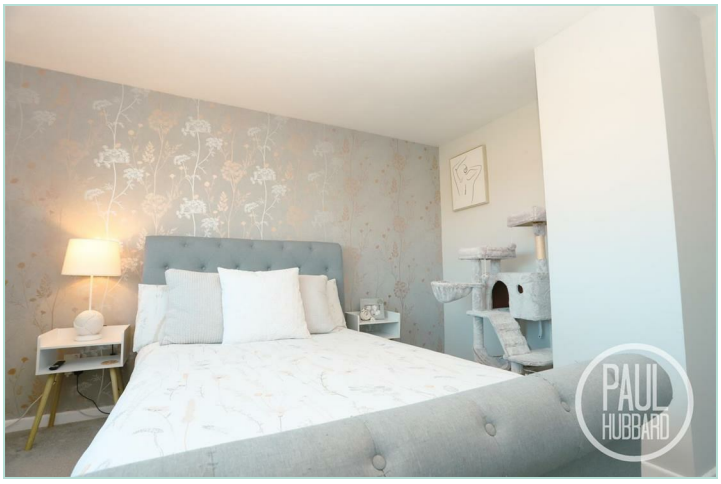
Lowestoft, NR32 4DJ

- Beautifully presented 3 bedroom terrace home
- Off-road parking for multiple vehicles
- South East facing garden
- New windows
- Gas central heating
- Garage with electrics
- Built in storage
- Popular north Lowestoft location
- Close to local schools, shops and amenities
- Transport links nearby

PAUL HUBBARD

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Location - Lowestoft

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.

Porch

1.7m x 0.8m

Dual aspect UPVC double glazed windows, door to front aspect, laminate flooring and door into hallway.

Hallway

Fitted carpet, a radiator, doors into living room and kitchen and stairs leading to landing.

Lounge

4.3m x 3.4m

UPVC double glazed window to the front aspect, fitted carpet, a radiator.

Kitchen

6.3m x 2.8m

UPVC double glazed window to the rear aspect, UPVC double glazed door to the garden, UPVC double glazed French doors, tiled flooring, a radiator, units above and below, integrated oven and electric hob and built in extractor fan, stainless steel inset sink with mixer tap and draining board, spaces for fridge freezer, washing machine, tumble dryer, dishwasher.

Stairs leading up to the hallway

Fitted carpet, loft access, radiator and doors into upstairs rooms.

Bedroom 1

3.6m x 3.2m

UPVC double glazed window to the front aspect, fitted carpet and a radiator.

Bedroom 2

3.8m x 2.7m

UPVC double glazed window to the rear aspect, fitted carpet, built in storage housing the gas combi boiler and a radiator.

Bedroom 3

3.1m x 2.5m

UPVC double glazed window to the front aspect, fitted carpet, a radiator and built in storage cupboard.

WC

1.6m x 0.7m

UPVC double glazed obscure window to the rear aspect, tiled walls, tiled floors and a toilet.

Bathroom

1.6m x 1.5m

UPVC double glazed obscure window to the rear aspect, tiled floor, tiled walls, sink with mixer tap, panel bath with mains fed mixer tap and electric shower with hand held attachment and a radiator.









Outside

To the rear, the property boasts a southeast facing garden, featuring an attractive hexagonal patio area and a neatly maintained laid lawn, all fully enclosed by wooden fencing to provide a good degree of privacy. The garden also benefits from access to a garage and a brick built storage shed with electricity, along with rear access from both the garage and the road.

To the front, a well presented brick weave driveway provides generous off road parking for multiple vehicles.

Garage

Access for parking in the garage, electric inside and access from garden and rear.

Anti-Money Laundering

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.

Financial Services

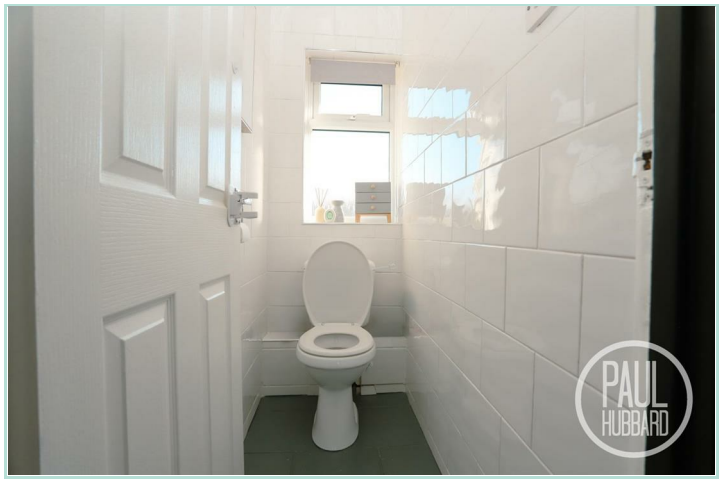
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.


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welcome
HOME

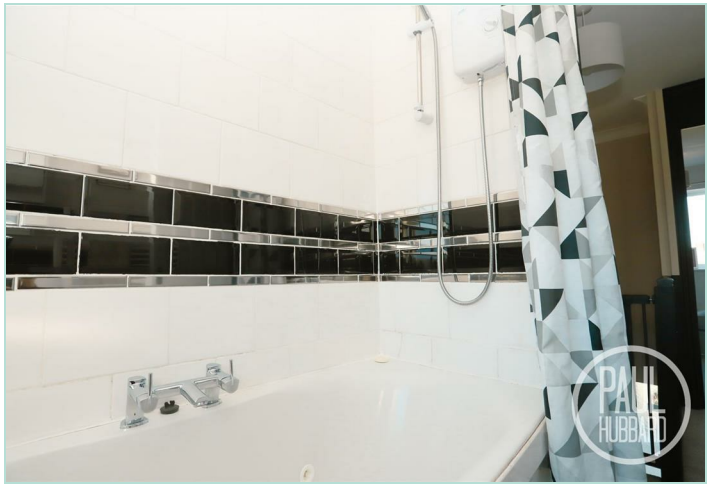




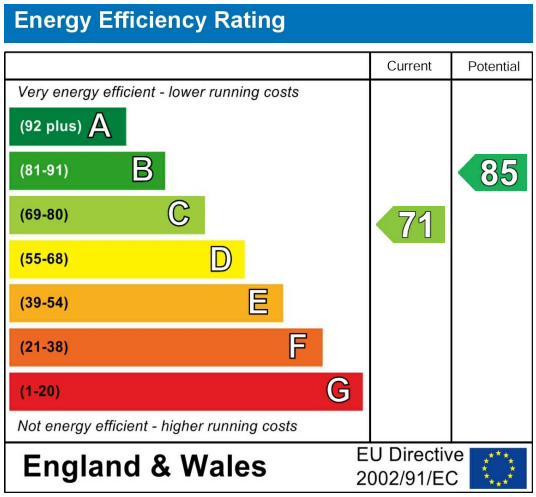








Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council





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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 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