

Tenure: Freehold
 Council Tax Band: A
 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			78
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£175,000
 Guide Price



Denmark Road
 Lowestoft, NR32 2EH

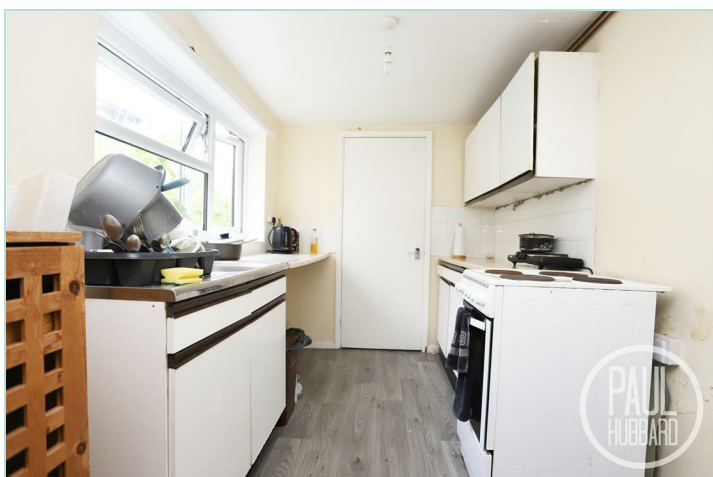
- Three one-bedroom flats within a bay-fronted period property
- Each flat offers one double bedroom
- Off-road parking available
- Shared rear garden space
- Gas supply connected
- Recently installed UPVC double glazing
- Conveniently located within walking distance to the town centre
- Excellent transport links nearby
- Ideal investment opportunity with strong rental potential
- Flats 2 & 3 require full renovations 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 property 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.

COMMUNAL Entrance Hall

Timber entrance door to the front aspect, fitted carpet and doors opening to flat 1 and the communal stairway for flats 1 & 2.

FLAT 1 Sitting Room

4.34 max into bay x 3.17 max
The entrance door opens into the sitting room which features fitted carpet, gas fireplace, radiator, UPVC double glazed bay window to the front aspect and a door opening into the hallway.

FLAT 1 Hallway

Fitted carpet, radiator and doors opening into the bedroom & kitchen.

FLAT 1 Bedroom

3.29 max x 2.72 max
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

FLAT 1 Kitchen

3.50 x 1.98
Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, gas combi boiler and a door opens into the rear hallway.

FLAT 1 Rear Hallway

Fitted carpet, radiator, under-stair storage space and a door to the rear garden & bathroom.

FLAT 1 Bathroom

2.10 x 1.73
Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps & a mains fed shower set above, tile splash backs and a radiator.

COMMUNAL Stairs leading to the First Floor Landing

Fitted carpet and doors opening into flat 2 & another into flat 3.

FLAT 2 Kitchen

3.49 x 1.97
Fitted carpet, x2 UPVC double glazed windows to the side aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, tile splash backs, spaces for appliances and a door opens into the rear hallway.

FLAT 2 Rear Hallway

Fitted carpet, UPVC double glazed window to the side aspect, a door opens into the bathroom and stairs lead down to the back entrance door.

FLAT 2 Bathroom

2.08 x 1.88
Fitted carpet, UPVC double glazed obscure window to the rear aspect, toilet, wash basin with hot & cold taps, panelled bath with hot & cold taps & a shower attachment, hot water boiler and a built-in storage cupboard.

FLAT 2 Sitting Room

4.32 max into bay x 4.35 max
Fitted carpet, UPVC double glazed bay window to the front aspect and a door opens into the bedroom.

FLAT 2 Bedroom

3.34 x 2.71
Fitted carpet and a UPVC double glazed window to the rear aspect.

Stairs leading to the FLAT 3

Fitted carpet, loft access and doors opening into the main living space, bedroom & bathroom.

FLAT 3 Bathroom

1.91 x 1.61
Fitted carpet, UPVC double glazed obscure window to the rear aspect, hot water boiler, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps & a shower attachment and tile splash backs.

FLAT 3 Bedroom

3.32 x 2.71
Fitted carpet and a UPVC double glazed window to the rear aspect.

FLAT 3 Kitchen / Lounge

4.34 x 3.68
Room for sofas, a table & a kitchenette. Fitted carpet, x2 UPVC double glazed windows to the front aspect, gas fireplace, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap and space for appliances.

Outside

Off-road parking is available at the front of the property, suitable for bikes or potentially allocated to a single flat. A pathway leads to a covered storm porch, offering shelter over the main entrance door.

Flats one and two enjoy direct access to a communal rear garden, which is available for use by all residents and provides a shared outdoor space. The garden also benefits from rear access via a service road, offering added convenience and potential for vehicular access. While the garden is currently in need of maintenance, it presents a great opportunity to create an attractive and functional outdoor area.

Agent note

The flat roofs to the rear have been recently replaced. The property benefits from recently installed gas central heating on the ground floor. The bay window roof has also been replaced. All windows throughout the property are newly double glazed. The property is registered with separate gas, electricity, council tax, and water supplies for three units.

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.

