

3 Southwell Road

, Lowestoft, NR33 0RW

Asking Price £165,000

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This three bedroom home is ideally located in the popular South Lowestoft area, within walking distance of the beach and close to a range of local amenities. The property offers excellent potential for a first time buyer and benefits from a recently fitted modern kitchen and bathroom, an open plan lounge/diner, separate entrance hall and gas central heating. Outside, the property features a west-facing rear garden with a lawn, mature trees, decorative archway and patio seating area, together with a neatly laid front garden.







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.

Entrance Hall

UPVC double glazed door to the front aspect, original floorboards throughout, carpet stairs leading to the first floor landing, a radiator, opening to the kitchen and doors opening to the lounge/diner and under stairs storage cupboard.

Lounge/Diner 21'11" max x 11'2" max (6.69m max x 3.42m max)

An open plan space with UPVC double glazed windows to the front and rear aspects, obscure feature window to the side aspect, laminate flooring throughout, a radiator and door opening to the storage cupboard.

Kitchen 7'10" x 7'2" (2.40m x 2.19m)

UPVC double glazed window and door to the side aspect opening into the garden, door opening to the bathroom, vinyl flooring throughout, units above and below, laminate work surfaces, inset stainless steel sink, integrated oven and grill, 4 ring induction hob, space for a fridge/freezer and washing machine.

Bathroom 6'9" x 6'0" (2.08m x 1.83m)

UPVC double glazed window to the side aspect, vinyl flooring throughout, a heated towel rail, pedestal hand wash basin, toilet, bath with mains fed shower above, part tile walls and cupboard housing the gas boiler.

First Floor Landing

Carpet flooring throughout, a radiator, loft hatch, built in storage cupboard with space below for a tumble dryer and doors opening to bedrooms 1-3.

Bedroom 1 13'5" x 11'5" (4.10m x 3.49m)

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

Bedroom 2 10'0" x 9'2" (3.05m x 2.80m)

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

Bedroom 3 7'5" x 6'8" (2.28m x 2.05m)

UPVC double glazed window to the side aspect, laminate flooring and throughout.

Outside

To the front of the property, a timber picket gate opens onto a small, neatly laid lawn garden, complemented by well established flower and shrub borders. A concrete pathway leads to the main entrance door.

To the rear, an enclosed concrete courtyard, accessed via a timber picket gate, opens onto a west-facing lawned garden. The garden features a decorative archway, mature trees, a patio seating area with a shingle border, and a timber gate providing access to the rear.

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.

Buyer AML - £42 inc VAT

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.

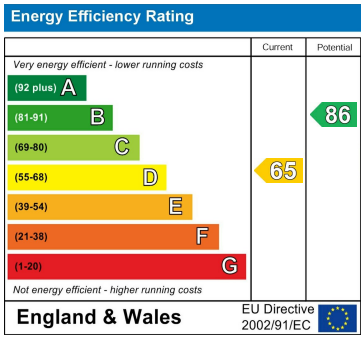
Area Map



Floor Plans



Energy Efficiency Graph



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