

£145,000
Guide Price

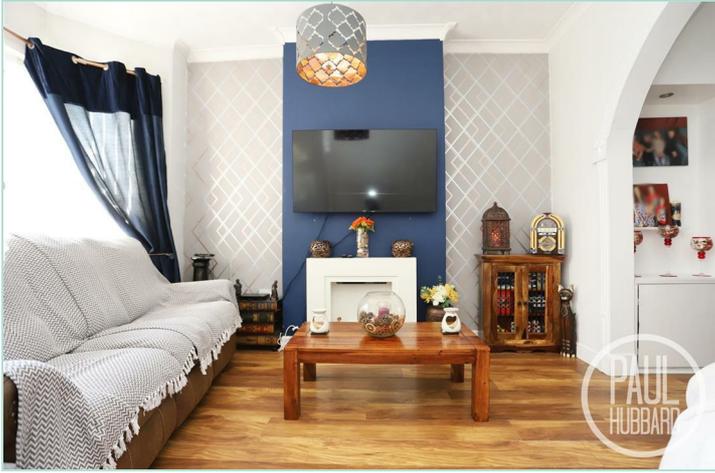


Queens Road

Lowestoft, NR32 1TB

- Semi detached family home
- Porch entrance
- Bay fronted sitting room
- 3 separate bedrooms
- Open plan living spaces
- Gas central heating with combi boiler
- Fully enclosed rear courtyard garden
- Ready to customise & make your own
- Conveniently located for local amenities, shops & schools
- Great transport links





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.



Porch Entrance

1.11 x 0.88

UPVC entrance door to the front aspect, consumer unit, laminate flooring and an opening leads to the lounge/ diner.

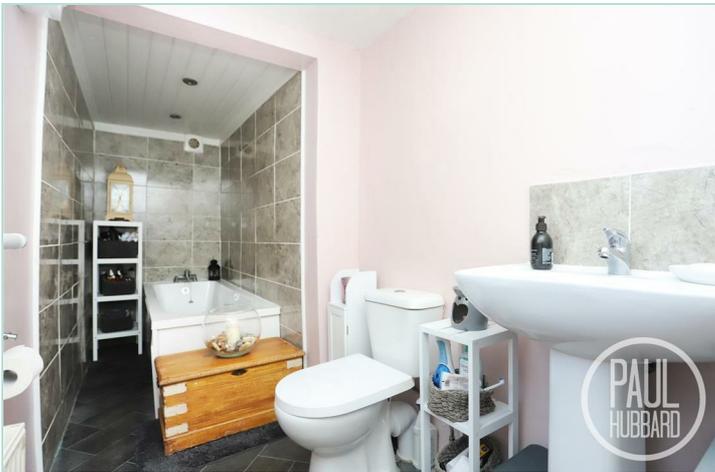
Lounge/ diner & kitchen

Converted to an open-plan layout, the lounge, dining area, and kitchen now flow seamlessly together, creating a perfect space for socialising.

Lounge

3.61m + bay x 3.80m

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a feature archway (with built-in storage) opens to the dining room.



Dining Room

3.80m x 3.34m

Laminate flooring, UPVC double glazed window to the rear aspect, vertical radiator, recessed fireplace, stairs leading to the first floor landing and an archway opening leads through to the kitchen.

Kitchen

2.51m x 2.40m

Laminate flooring, UPVC double glazed window to the side aspect, down lights, units above & below, laminate work surfaces, tile splash backs, gas combi boiler, inset stainless steel sink, drainer & mixer tap, built-in oven, gas hob, stainless steel extractor hood, space for a washing machine and a doorway opening leads to the rear lobby/ utility space.



Utility Space

1.54m x 1.53m

Laminate flooring, space for storage & an American style fridge-freezer, a door opens to the bathroom and a UPVC door opens out to the rear garden.



Bathroom

3.98m max x 1.37m max

Vinyl flooring, timber frame obscure window to the side aspect, radiator, down lights, extractor fan, toilet, pedestal wash basin with mixer tap, panelled bath with mixer tap and part-tiled walls.

Stairs leading to the First Floor Landing

Fitted carpet, down lights, radiator and doors opening to bedrooms 1-3.

Bedroom 1

3.83m x 3.64m

Fitted carpet, x2 UPVC double glazed windows to the front aspect, vertical radiator and loft access.



Bedroom 2

4.30m x 2.51m

Fitted carpet, timber frame window to the rear aspect and a vertical radiator.

Bedroom 3

2.54m x 2.42m

Fitted carpet, timber frame window to the rear aspect and a vertical radiator.



Outside

Gated access leads to a tiled front pathway set amidst decorative shingle, with a step up to the main entrance door.

The rear features a fully paved courtyard garden enclosed by a brick wall surround, complete with a timber storage shed, outdoor lighting, and power sockets. Steps provide access down to a further gated area, with additional shingle, offering a practical and low-maintenance outdoor space.

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.



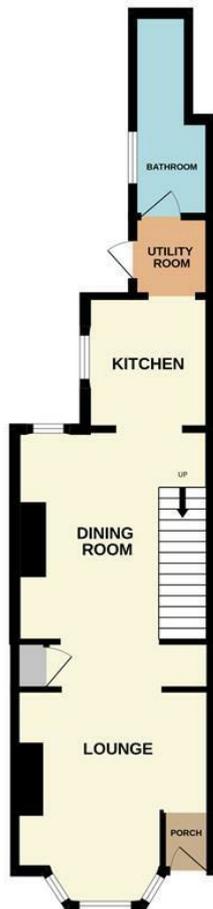




Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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