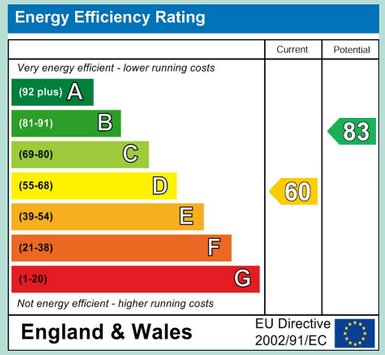
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council



Union Place

Suffolk, NR33 0HG

- Mid terrace home
- 2 separate bedrooms
- Ground floor cloakroom & first floor bathroom
- Set on a tucked away road in Kirkley
- Close to local amenities, shops & schools
- Walking distance to award winning beach
- Gas central heating - brand new boiler being fitted in the new year
- Gated off road parking
- UPVC double glazing
- Ready for putting your own stamp on

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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

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.

Porch Entrance
1.18 x 0.99
UPVC double glazed window to the front aspect, fitted carpet, space for storing coats and a door opens into the lounge/ diner.

Lounge/ Diner
7.37 max x 4.39 max
Fitted carpet & vinyl flooring, dual aspect UPVC double glazed windows, built-in storage, gas fireplace, ceiling fan with light, doors open to the kitchen and stairs leading up to the first floor landing.

Kitchen
4.14 x 2.02
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 mixer tap, extractor fan, spaces for an oven, fridge-freezer & washing machine, a door opens into the cloakroom and a UPVC door opens to the lean to.

Cloakroom
1.26 x 0.98
Vinyl flooring, UPVC double glazed obscure window to the side aspect and a toilet.

Lean To
2.43 x 2.27
Vinyl flooring, dual aspect UPVC double glazed windows, space for a freezer and a UPVC door opens to the rear garden.

Stairs leading to the First Floor Landing
Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1
4.41 x 3.57
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2
3.58 x 3.47
Please note the second bedroom image is an AI-generated visual mock-up for illustrative purposes only, showing how the room may appear when empty. The room is currently used for storage as the owner prepares to move. Buyers are advised to view the property in person to fully appreciate the room's size, layout, and condition. A double bedrooms with fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens to the bathroom.

Bathroom
3.19 x 1.86
Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, toilet, pedestal wash basin with hot & cold taps, extractor fan and a mains-fed shower set into a cubicle enclosure.

Outside
Gated access opens onto a shingle frontage that is fully enclosed by a brick wall and panel fencing. A pathway leads directly to the main front entrance door.

The rear garden features a well-designed patio area alongside a pebbled section ideal for secure off-road parking, accessed via double gates opening onto Clifton Road. The space is bordered by a planting bed ready for personalisation, complemented by outdoor lighting that enhances both practicality and ambiance.

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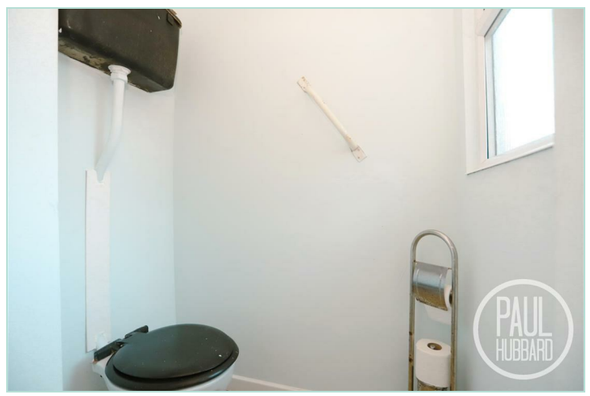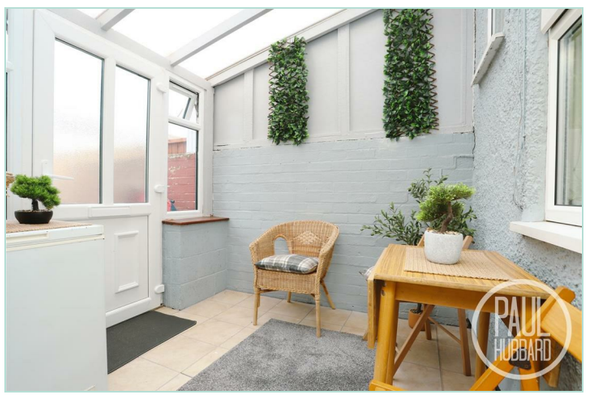
Financial Services
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers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