

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



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
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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Edgerton Road

Lowestoft, NR33 9BG

- Two bedroom semi-detached bungalow
- Spacious lounge/diner with bay window
- Chain free
- Opportunity to put your own stamp on it
- Driveway to the front providing off-road parking
- Gas central heating
- UPVC double glazing
- Kitchen with ample storage
- Attractive storm porch and brick wall frontage
- Close to local shops and amenities



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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

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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.

Entrance Hall

Entrance door to the front aspect, carpet flooring throughout, consumer unit and doors opening to the lounge/ diner, storage cupboard and bedrooms 1-2.

Bedroom 1

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

Bedroom 2

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Lounge/ Diner

x2 dual aspect UPVC double glazed windows (one bay), carpet flooring throughout, x2 radiators, electric fireplace and a door opening to the kitchen.

Kitchen

x2 Dual aspect UPVC double glazed windows, tile flooring throughout, part-tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, wall mounted gas boiler, spaces for an oven and fridge/ freezer and doors opening to the bathroom, storage cupboard and to the rear garden.

Bathroom

UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, pedestal wash basin, toilet, bath with shower attachment and a radiator.

Outside

To the front of the property is a driveway providing off-road parking, enclosed by an attractive brick wall surround. A storm porch leads to the main entrance door, offering shelter and a welcoming approach to the home.

The rear garden features a paved seating area ideal for outdoor use, leading onto a well-maintained laid lawn. The garden is enhanced with a variety of plants, trees, and shrubs, creating a pleasant and private outdoor space. There are two garden sheds providing useful storage. The garden is fully fenced and benefits from gated access to the front of the property.

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.

