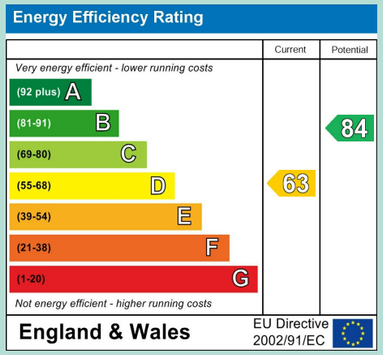
Tenure: Freehold
Council Tax Band: A
EPC Rating: D TBC
Local Authority: East Suffolk Council



St. Johns Road

Lowestoft, NR33 0PH

- Well presented mis terrace home
- 3 bedrooms
- 3rd bedroom currently utilised as a dressing room
- Separate living/dining areas
- Modern kitchen with adjoining utility space
- West facing courtyard garden
- Gas central heating with combi boiler
- Conveniently located close to local amenities, shops and schools
- Walking distance to stunning Lowestoft beach
- Great transport links nearby

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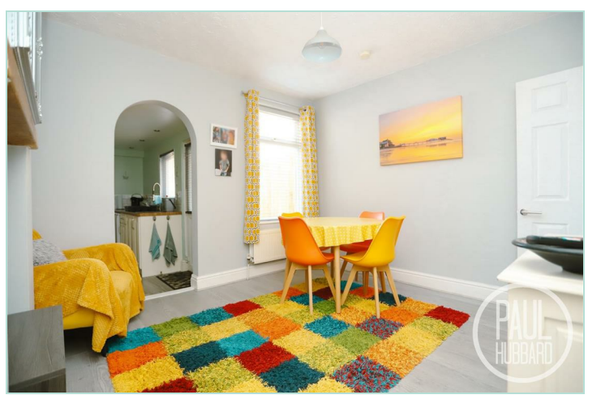
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Location - 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.

Sitting Room

3.50 x 3.31

UPVC entrance door to the front aspect, laminate flooring, radiator, UPVC double glazed window to the front aspect, fireplace and a door opens to the stairs and through to the dining room.

Dining Room

3.50 x 2.24

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and an archway opening leads through to the kitchen.

Kitchen

3.44 x 2.00

Tile flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, space for a dishwasher, a UPVC opens to the exterior and an archway opening connects the utility room.

Utility Room

2.00 x 1.47

Tile flooring, UPVC double glazed window to the side aspect, spotlights, loft access, base unit, laminate work surface, tile splash back, gas combi boiler, space for a washing machine & fridge-freezer, built-in storage cupboard and a door opening to the bathroom.

Bathroom

2.28 x 2.00

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, laminate surface, tile splash backs, paneled bath with jacuzzi jets and a mixer tap with a shower attachment.

Stairs to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.52 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and an opening into the dressing room.

Bedroom 3/ Dressing Room

3.32 x 1.97

Steps down to bedroom 3 which features fitted carpet, UPVC double glazed window to the side aspect and a radiator. Currently utilised as a dressing room, but perfect for use as a 3rd bedroom.

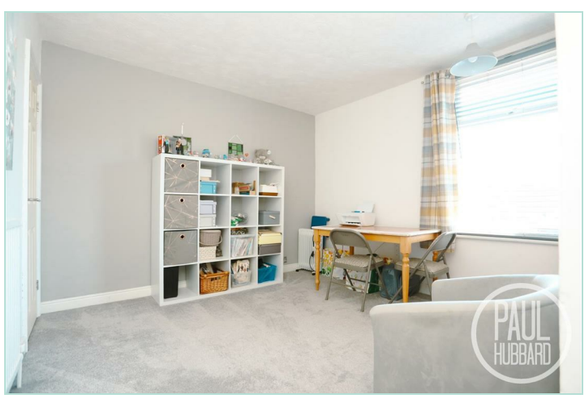
Bedroom 2

3.52 x 3.30

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens to a built-in storage cupboard.

Outside

The property benefits from a west-facing rear courtyard garden, which features a paved patio, outdoor tap and lighting. There is also a greenhouse and timber storage shed, while the garden is fully enclosed by panel fencing and benefits from gated rear access.

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.