

£160,000  
Guide Price

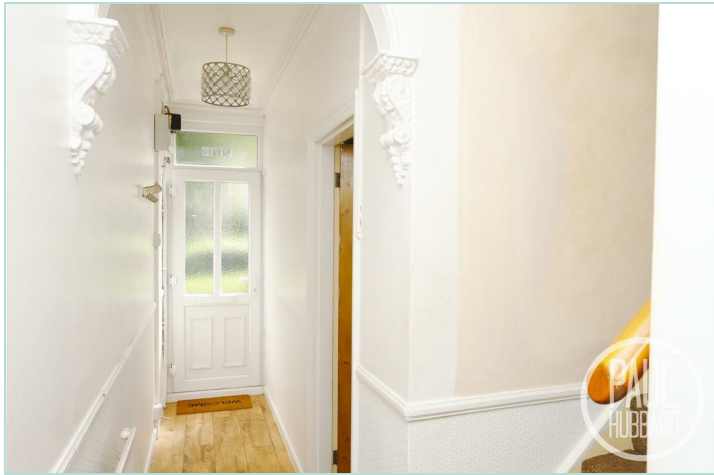


## St. Peters Street

Lowestoft, NR32 2NA

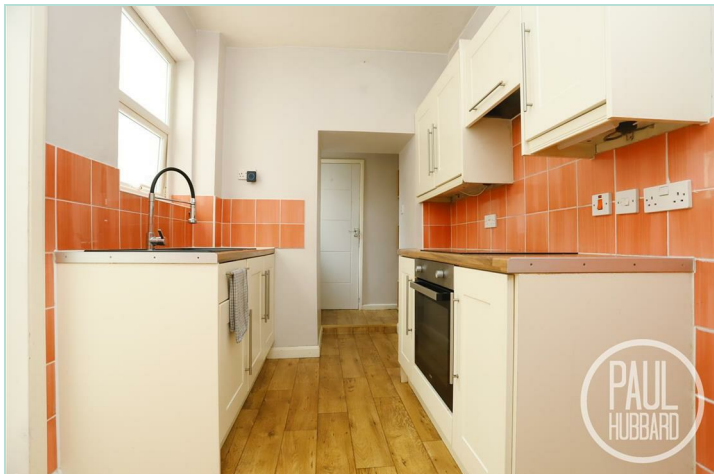
- Bay fronted mid terrace home
- Period features throughout
- 3/ 4 bedrooms
- Hallway entrance
- Off road parking & generous single garage
- Fully enclosed rear garden
- Perfect for putting your own stamp on
- Gas central heating with combi boiler
- Conveniently located for local amenities, shops & schools
- A perfect first home or investment purchase

**PAUL  
HUBBARD**



### 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 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.



### Entrance hall

UPVC entrance door to the front aspect, vinyl flooring, fitted carpet, radiator.

### Sitting room/ bedroom 4

3.37m x 3.22m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and electric fireplace.

### Lounge

3.37m x 3.22m

Fitted carpet, UPVC double glazed window to the rear aspect, under-stair storage cupboard and a radiator.



### Kitchen

2.09m x 3.46m

Vinyl, UPVC double glazed window to the side aspect, under pellet heater, units above & below, inset composite sink & drainer with mixer tap, built-in storage cupboard, ceramic hob, extractor hood, space for a fridge-freezer and an opening leads through to a storage lobby.

### Utility room/ Dining room

2.32m x 3.92m

Tile flooring, dual aspect UPVC double glazed windows, electric radiator, laminate work surface, space for a washing machine & tumble dryer and a UPVC door opens to the rear garden.



### Rear lobby

Vinyl flooring, UPVC double glazed obscure window to the side aspect, space for storage and a door opens into the bathroom.

### Bathroom

1.58m x 2.80m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, spot lights, toilet, wash basin set into a vanity unit with a mixer tap, p-shaped panelled bath with a mixer tap, mains-fed shower set above aqua board wall panels and a radiator.



### Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

### Bedroom 1

4.44m x 3.17m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace, built-in storage cupboard and a door opens into bedroom 3.

### Bedroom 2

4.44m x 3.20m

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

### Bedroom 3

2.12m x 3.96m

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



### Outside

At the front an attractive shingle frontage with a pathway leading to the main entrance door, is enclosed by a low brick wall for added privacy and curb appeal. An on-street parking space is available directly outside the property, subject to availability.

At the rear you'll find a low-maintenance, fully enclosed rear garden, predominantly laid to paving and shingle, providing an ideal space for outdoor dining and entertaining. Additional features include an outside tap, gated rear access to the service road, and pedestrian access to the garage. The rear service road also provides vehicular access to the garage, with the added benefit of a private off-road parking space directly in front.

### Garage

3.16m x 4.82m

A generous-sized garage fitted with power and lighting, offering excellent storage or secure parking. The garage benefits from pedestrian access from the rear garden and an up-and-over door providing vehicular access from the rear service road.



### 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: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (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 |           |

GROUND FLOOR



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, appliances and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made and Measured 11/2024

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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