

£110,000
Guide Price



Haward Street

Lowestoft, NR32 2DP

- Opportunity to be solved with a tenant in situ
- 2 Separate bedrooms + an attic room
- West facing courtyard garden
- Set across three floors
- Separate sitting room and dining room
- Popular North Lowestoft location
- Close to local amenities
- Brick-built garage with rear access
- Fitted kitchen with space for appliances
- Close to schools and transport links

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**PAUL
HUBBARD**



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.



Sitting room

UPVC double glazed entrance door and windows to the front aspect, wood effect laminate flooring throughout, dado rail, a radiator and opening which leads through to the dining room.

Dining room

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, dado rail, x2 radiators and door opening into the kitchen.



Kitchen

UPVC double glazed window and door to the side aspect opening into the garden, tile flooring throughout, part tiled walls, wall mounted gas boiler and a door opening into the bathroom. Units above and below, laminate works surfaces, a stainless steel sink with drainer, space for appliances including a fridge freezer, washing machine and oven.

Bathroom

UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, a radiator, a toilet, pedestal hand wash basin and bath with handheld shower attachment.

First floor landing

Carpet flooring throughout, doors opening to stairs leading to the attic room, and over the stairs storage cupboard and bedrooms 1 and 2.





Bedroom 1

UPVC double glazed window to the front aspect, original coated floorboards throughout and a radiator.

Bedroom 2

UPVC double glazed window to the rear aspect, carpet flooring throughout, unexposed brick wall and internal obscure window.

Stairs leading to the attic room

Attic room

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

Outside

To the front of the property cast iron gate opens to an easily maintained concrete and shingle front garden.

To the rear of the property, a concrete pathway leads up to a west facing concrete courtyard with timber gate to the side aspect and doors opening to a brick built garage.

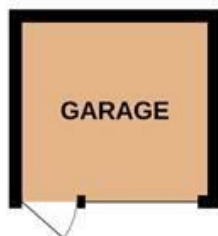
Financial services

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.

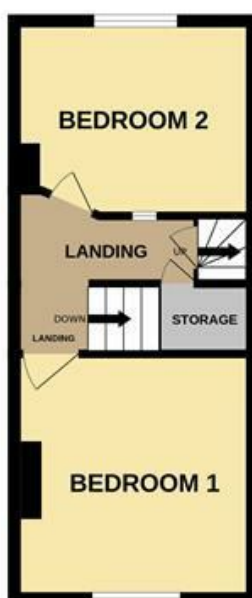




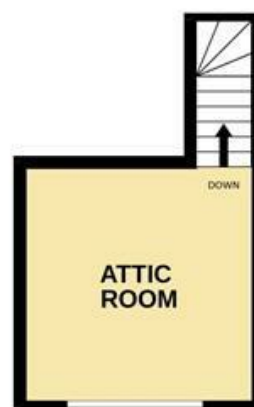
GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



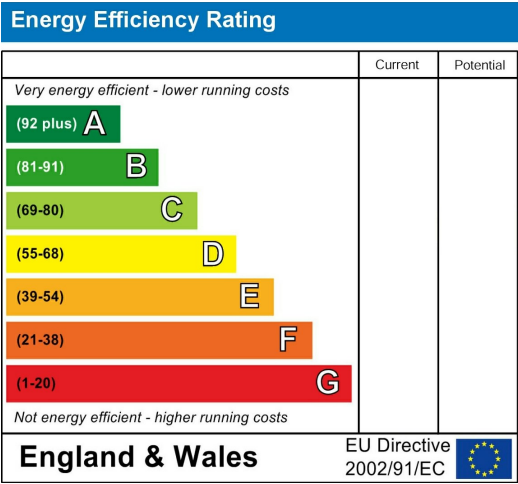
2ND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council



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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