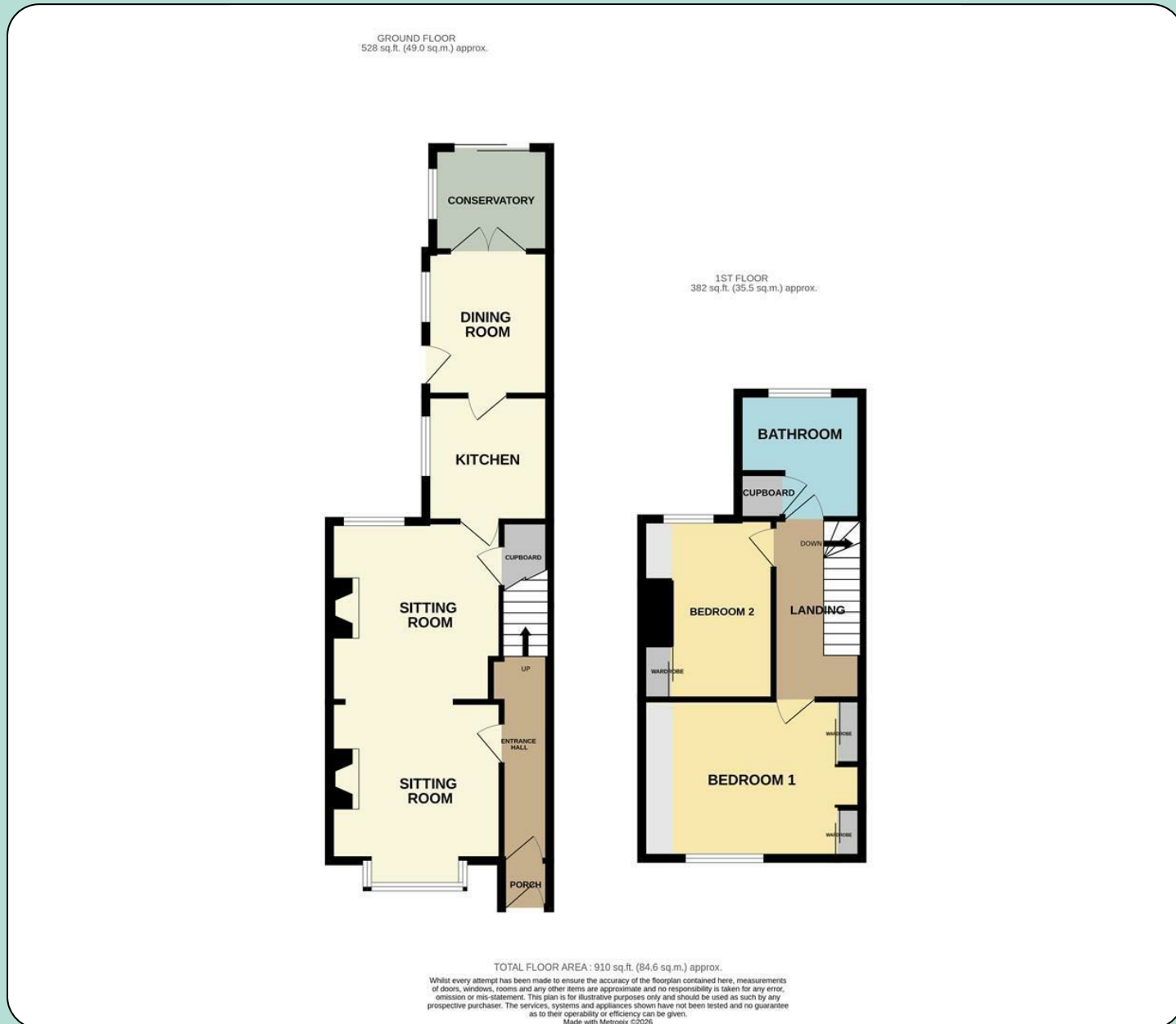


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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	

£170,000
 Asking Price



Blackheath Road
 Lowestoft, NR33 7JG

- Chain free
- 2 Separate bedrooms
- Popular Pakefield location
- Off road parking to the rear
- A great opportunity to put your own stamp on it
- Front and rear gardens
- Multiple reception rooms
- Seperate entrance hall
- Close to local amenities
- Gas central heating

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

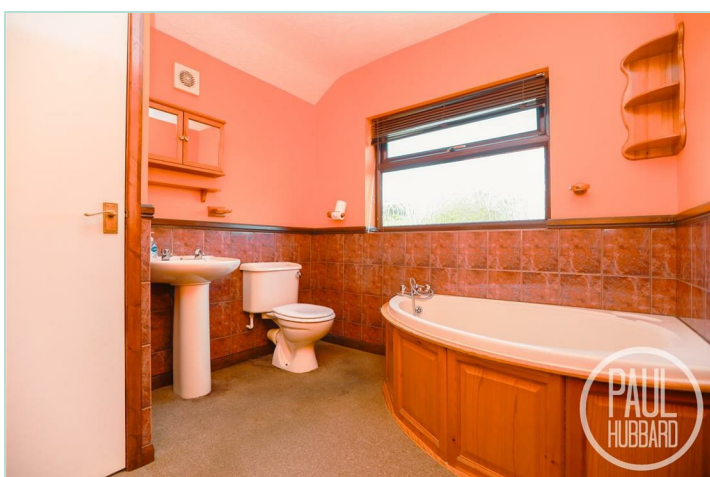
Contact Us
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 01502 531218
 info@paulhubbardonline.com

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 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.

Porch

0.88m x 0.68m
UPVC double glazed entrance door to the front aspect opening into a porch and timber door opening into the entrance hall.

Entrance Hall

Carpet flooring throughout, a radiator, stairs leading into the first floor landing, and door opening into the sitting room.

Sitting Room

7.49m into bay x 3.45m max
UPVC double glazed bay window to the front aspect with integrated seating area, carpet flooring throughout, a radiator, gas fireplace within a brick and panelled surround an an opening leading through to an additional reception area which also features a second gas fire within a brick and panel surround, under stairs storage cupboard, a radiator, double glazed window and door opening to the kitchen.

Kitchen

2.53m x 2.48m
UPVC double glazed window to the side aspect, door opening to the dining room, tile flooring throughout, tile splash backs, feature panelling, a selection of units above and below, laminate work surfaces, stainless steel 1.5 sink with drainer, extractor fan, gas oven and space for appliances including a washing machine, fridge and freezer.

Dining Room

2.90m x 2.46m
UPVC double glazed window and door to the side aspect opening into the garden, laminate flooring throughout, a radiator and french doors opening into the conservatory.

Conservatory

2.34m x 2.08m
UPVC double glazed window to the side aspect and sliding doors to the rear aspect opening into the garden and laminate flooring throughout.

Landing

Carpet flooring throughout, a radiator, loft hatch, and doors opening to the bathroom and bedrooms 1-2.

Bathroom

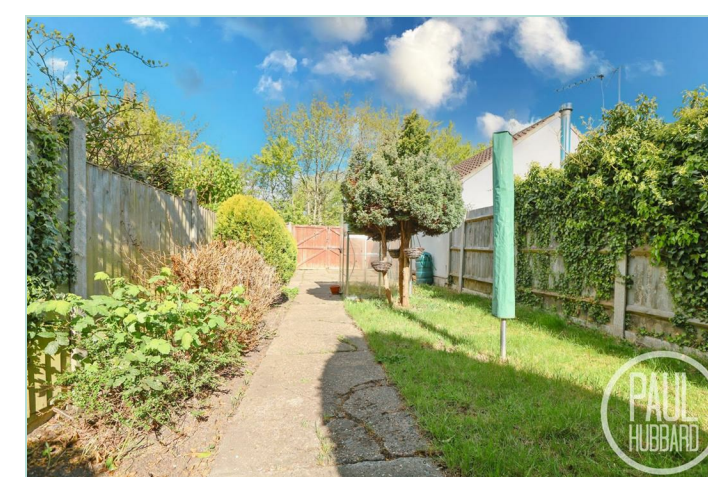
2.55m x 2.50m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a cupboard housing a gas boiler, part tile walls, a toilet, corner bath with handheld shower attachment and pedestal hand wash basin.

Bedroom 1

4.40m into wardrobe x 3.23m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature panelled walls with inset storage shelves and built-in wardrobes and dressing area.

Bedroom 2

3.65m x 2.64m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to built-in storage, including a wardrobe.



Outside

To the front of the property, a gate opens to a fully enclosed, laid lawn garden with concrete pathway which leads up to the entrance porch.

To the rear of the property a concrete pathway leads up to a brick weave garden which houses a timber garden shed and summer house and leads down to a laid lawn with mature trees, shrubs, a greenhouse and concrete pad with double timber gates opening to rear access which provides an off-road parking space.

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.