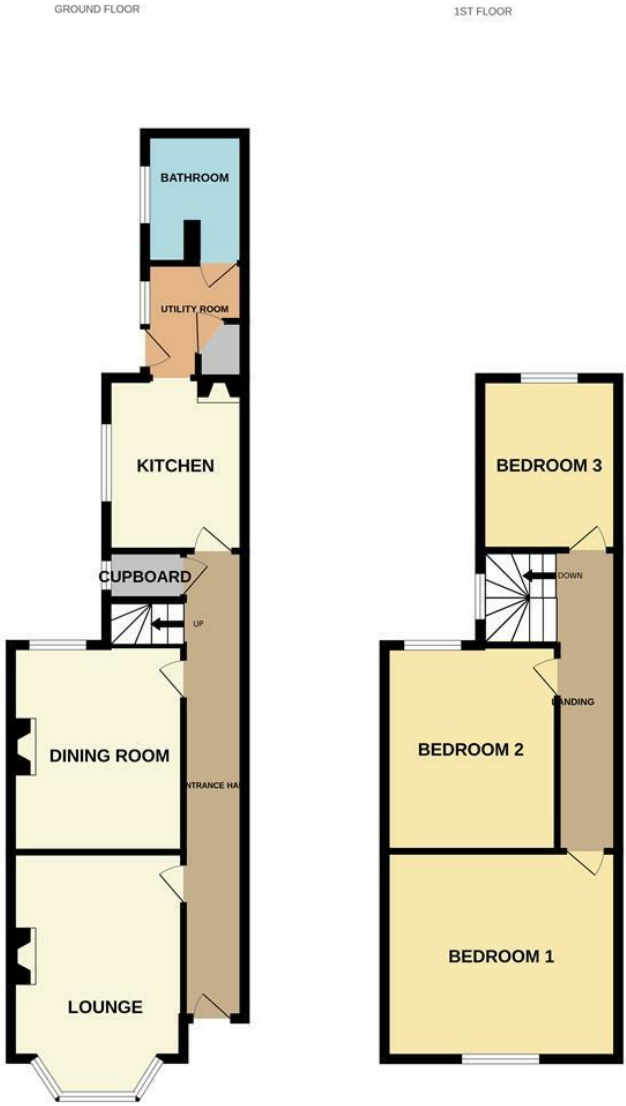


Tenure: Freehold
Council Tax Band: A
EPC Rating: F
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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



£110,000
Asking Price



Worthing Road

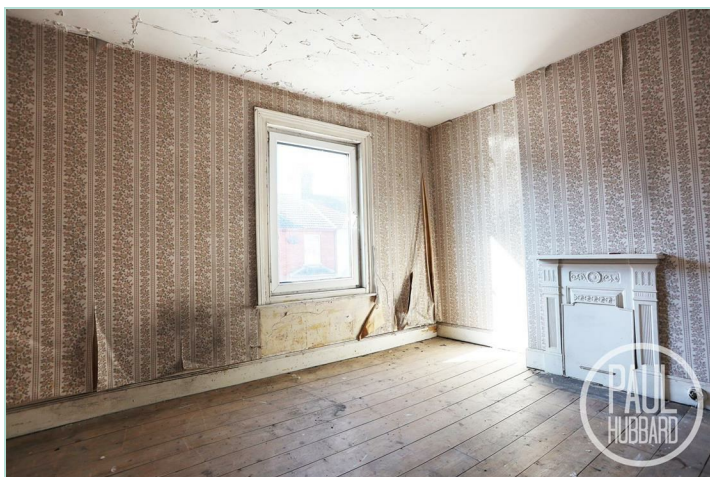
Lowestoft, NR32 4HD

- Bay fronted mid terrace home
- 3 separate bedrooms
- Chain free
- An exciting renovation opportunity
- Gas central heating
- 2 reception rooms
- Kitchen with adjoining utility
- Ready to make your own
- Conveniently location for local shops & amenities
- CASH BUYERS ONLY



e - info@paulhubbardonline.com

t - 01502 531218



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

UPVC double glazed door; access to sitting room, dining room, kitchen, and stairs with under-stairs cupboard.

Sitting room

4.31 into bay x 2.95

Gas fireplace, UPVC double glazed bay window, electric consumer unit, obscure window to dining room.

Dining room

3.65 x 2.95

Timber-framed single glazed window, gas fireplace, obscure window to sitting room.

Kitchen

3.06 x 2.42

Fitted units, gas fire, cooker space, timber-framed sash window, opens to utility area.

Utility

2.02 max x 1.70 max

Stainless steel sink, UPVC double glazed door and window, cupboard housing hot water tank, access to bathroom.

Bathroom

2.30 x 1.76

UPVC double glazed window, bath, pedestal basin, low-level WC.

Bedroom 1

3.97 x 3.64

UPVC double glazed window, decorative fireplace, wardrobe.

Bedroom 2

3.67 max x 2.94 max

UPVC double glazed window, wardrobe.

Bedroom three

2.98 x 2.44

UPVC double glazed window, wardrobe.

Outside

Low-maintenance rear courtyard garden with partial brick wall, timber gate to rear access, and partial timber fencing.

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.

