

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



£140,000
Asking Price



Payne Street

Lowestoft, NR33 0EZ

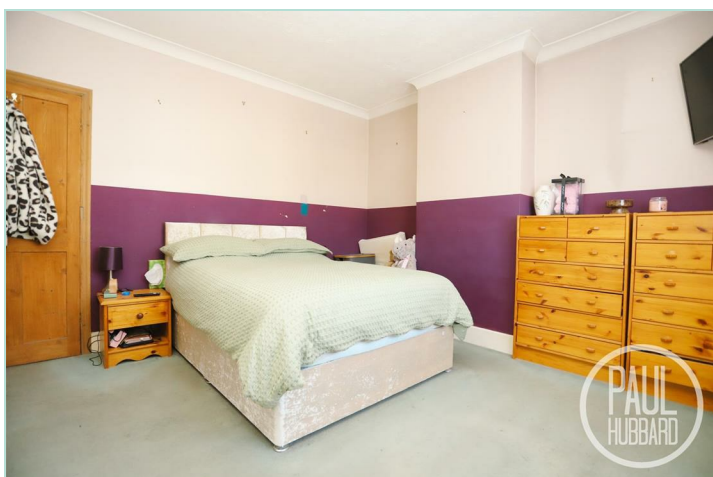
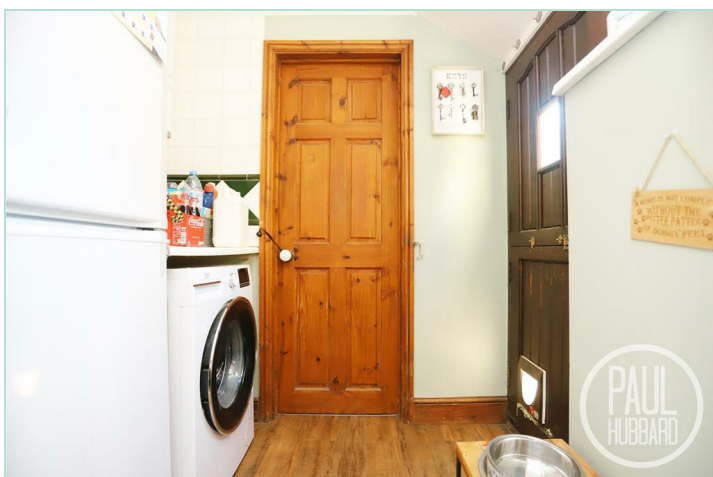
- Mid terrace home located near the beach
- 2 double bedrooms
- 2 bathrooms
- 2 reception rooms
- Fully enclosed rear garden
- Gas central heating with combi boiler
- UPVC double glazing
- Perfect for making your own
- Close to local amenities, shops & schools
- Great transport links nearby

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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 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





Summary

A well-positioned mid-terrace home located close to the beach, offering two double bedrooms, two reception rooms and two bathrooms. The property benefits from gas central heating with a combination boiler, UPVC double glazing and a fully enclosed rear garden, with excellent scope for landscaping and personalisation. Ideally situated close to local amenities, shops, schools and transport links, this is an exciting opportunity for buyers looking to create their ideal home in a convenient and desirable location.

Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, doors opening to the sitting room & dining room and stairs lead to the first floor landing.

Sitting Room

3.53 x 3.02
Fitted carpet, UPVC double glazed window to the front aspect, fireplace and a radiator.

Dining Room

4.33 max x 3.76 max
Fitted carpet, UPVC double glazed window to the rear aspect, fireplace, under stair storage cupboard and a door opening into the kitchen.

Kitchen

2.76 x 1.93
Laminate flooring, UPVC double glazed window to the side aspect, units above & below, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, space for a washing machine and a door opens into the utility room.

Utility Room

1.82 x 1.59
Laminate flooring, UPVC double glazed insecure window to the side aspect, space for a fridge-freezer & tumble dryer, laminate work surface, tile splash backs, gas combi boiler, a door opens into the bathroom and a stable door opens to the rear garden.

Bathroom

1.98 x 1.82
Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and a mains fed shower set above.

Stairs to the First Floor Landing

Fitted carpet, loft access, built-in storage cupboard and doors opening to the bedrooms & bathroom.

Bedroom 1

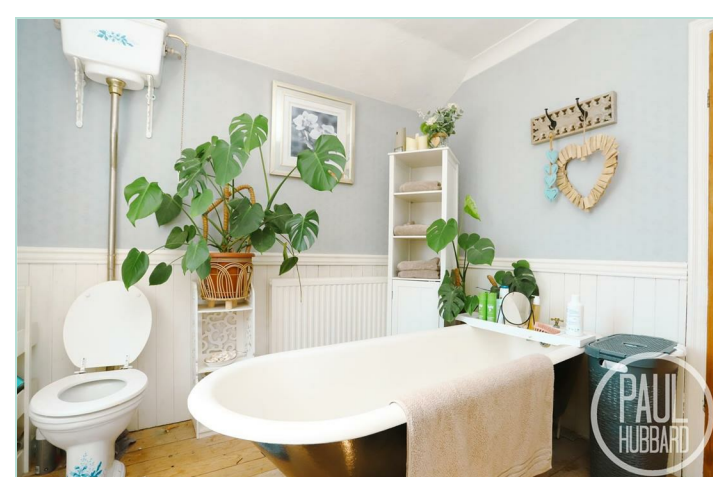
4.29 x 3.65
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

2.76 x 3.75
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom

1.98 x 1.82
Wood flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold tap, claw foot bath tub with hot & cold taps and a radiator.



Outside

A paved front garden, fully enclosed by a brick wall surround, provides a welcoming approach to the main entrance door.

A private rear garden offers excellent potential for personalisation, featuring established planting beds ready for landscaping, a paved seating area and a timber storage shed. The garden is fully enclosed by timber panel fencing, providing a secure and private outdoor 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.

