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£190,000
Asking Price







Southwell Road

Lowestoft, NR33 0RW

- Ideal two bedroom end terrace
- Two separate reception rooms, both retaining original decorative fireplaces
- Off road parking
- Kitchen with a range of fitted units and space for appliances
- First-floor bathroom and additional downstairs cloakroom
- Brick-weave driveway providing off-road parking
- Gas central heating with combi boiler
- Fully enclosed rear garden
- Close to local shops schools and amenities
- Great transport links nearby

PAUL HUBBARD

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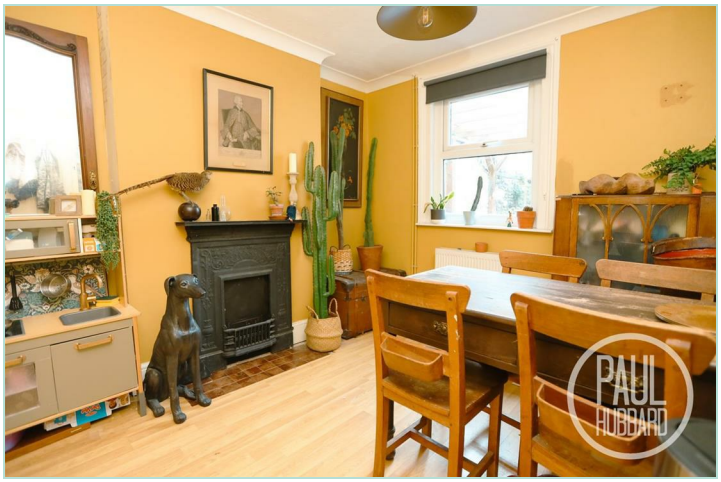
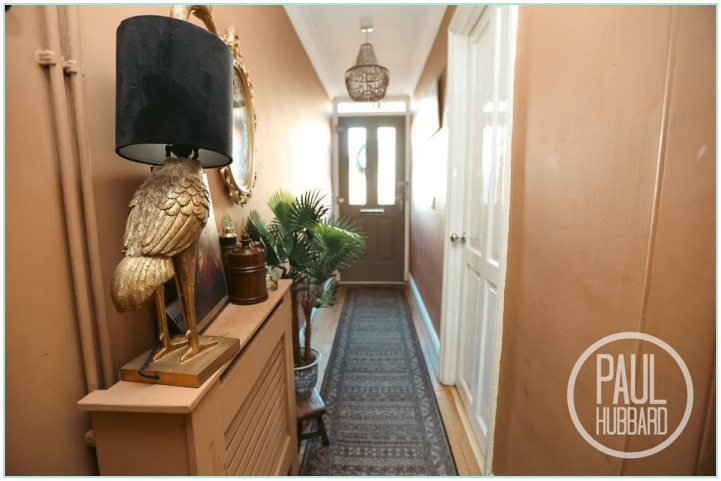






Location - Lowestoft

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 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 door opens into the entrance hall, exposed timber flooring, radiator, stairs leading to the first floor landing, an opening leading to the kitchen and doors to the under stair storage, sitting room and dining room.

Sitting room

3.50 x 3.41

UPVC double glazed window to the front aspect, exposed timber flooring, radiator, cupboard housing the consumer unit, blocked up original decorative fireplace.

Dining room

3.05 x 2.77

UPVC double glazed window to the rear aspect, exposed timber flooring, radiator and blocked up decorative fireplace.

Kitchen

3.46 x 2.16

Obscure UPVC door and clear window to the side aspect, tiled flooring, vinyl work surfaces, radiator, a cupboard housing the has Combi boiler and a door leading to the cloakroom. Units above and below with inset stainless steel sink and drainer with mixer tap, oven, hob and extractor hood. With spaces for fridge freezer, washer/dryer and/or dishwasher.

Cloakroom

2.30 x 0.82

Tiled flooring and splashbacks, toilet, extractor fan and a wash basin inset to a vanity unit.

Stairs leading to the first floor landing

Fitted carpet and timber bannister.

Bedroom 1

4.43 x 3.49

UPVC double glazed window to the front aspect, original exposed timber flooring and a radiator.

Bedroom 2

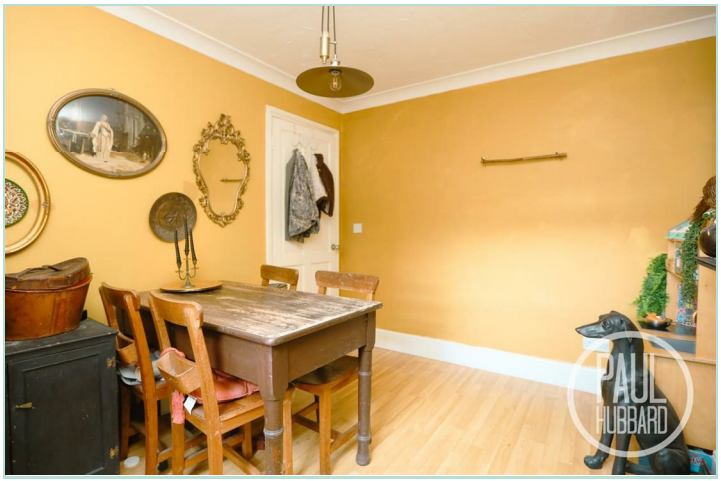
3.05 x 2.77

UPVC double glazed window to the rear aspect, original exposed timber flooring and a radiator.

Bathroom

2.39 x 2.4.1

Obscure UPVC double glazed window to the side aspect, vinyl flooring,part tiled walls, radiator, toilet, freestanding bath with hot and cold taps as well as a handheld shower attachment, was basin inset to a timber vanity unit with hot and cold taps as well as a mains fed shower with glass cubicle.









Outside

Front

To the front of the property is a brick-weave driveway providing off-road parking and leading to the main entrance door. The driveway is bordered by a brick wall to one side and timber panel fencing to the other. Outside lighting is also provided by the entrance.

Rear

To the rear of the property is a concrete patio area, with a timber gate opening onto a pathway leading through to a rear access gate. The garden is bordered by a brick wall to one side and timber panel fencing to the opposite side and rear boundary. Mature borders containing a variety of plants, shrubs and trees run alongside the pathway, leading down to a further concrete area at the bottom of the garden, where there is an aluminium shed and designated bin storage area.

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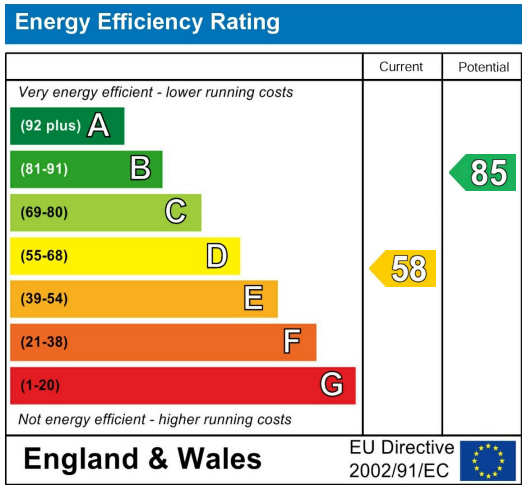
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





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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 are 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