

£150,000
Asking Price



Arnold Street

Lowestoft, NR32 1PU

- Chain free
- Well presented throughout
- 3 separate bedrooms
- Fully modernised
- Walking distance to the town centre
- Ideal first time buyer home
- West facing courtyard garden
- Ground floor bathroom and 1st floor shower room
- Separate entrance hall
- Recently fitted doors and windows throughout





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

Composite entrance door to the front aspect, laminate flooring throughout with an integral door mat, radiator, carpeted stairs lead to the first floor landing and doors open into the sitting room and dining room.

Sitting Room

3.78m x 3.34m

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



Dining Room

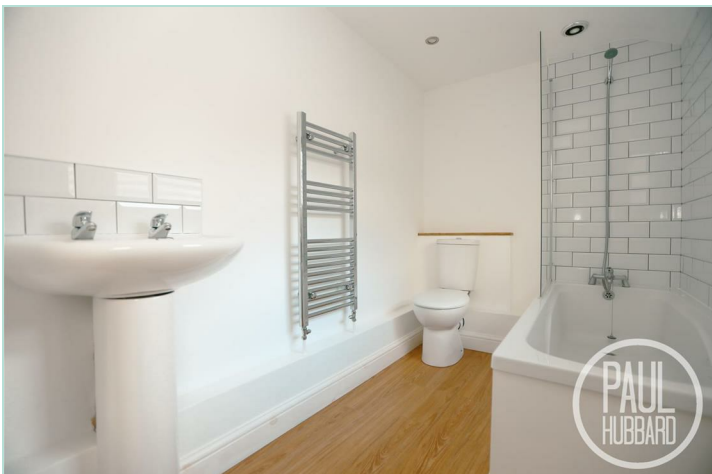
3.56m max x 3.50m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, door opening to an under stair storage cupboard and opening into the kitchen.

Kitchen

3.90m x 2.20m

UPVC double glazed window and door to the side aspect opening into the courtyard garden, laminate flooring throughout, door opening to the utility room, a modern kitchen with a selection of base unit, laminate work surfaces, tile splashback, stainless steel sink with drainer, a cupboard housing the gas boiler, stainless steel extractor fan above a four ring hob and integrated oven below, space for appliances including a fridge freezer and washing machine.





Utility Room

1.71m x 1.23m

UPVC double glazed window to the side aspect, door opening to the bathroom, laminate flooring throughout and space for a washing machine/tumble dryer.



Bathroom

2.62m x 1.64m

UPVC double glazed window to the side aspect, laminate flooring throughout, a heated towel rail, a toilet, pedestal hand wash basin, bath with tiled splashbacks and handheld shower attachment above.

First Floor Landing

Carpet flooring throughout, loft hatch and doors which open two bedrooms 1-3, a shower room and built in storage cupboard.

Bedroom 1

4.38m x 3.79m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built in storage cupboard.



Bedroom 2

3.51mx 2.98m

UPVC double glazed window to the Briar aspect, carpet flooring throughout, a radiator and door opening to a built in storage cupboard.

Bedroom 3

2.21m x 1.94m

UPVC double glazed windows to the side and rear aspects, carpet flooring throughout and a radiator.

Shower Room

1.83m x 1.17m

Laminate flooring throughout, a heated towel rail, a toilet, slimline vanity unit with inset hand wash basin and an electric shower enclosed within a glass and tiled cubicle.







Outside

To the front of the property, an easily maintained shingle garden with bonded resin pathway which leads the main entrance door.

To the rear of the property, a West facing concrete courtyard with door opening to a brick out house and timber gate opening to rear access.

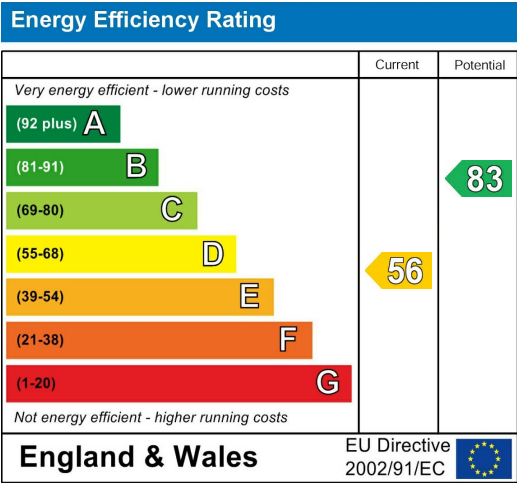
Disclaimer - Right of way

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

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.

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



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

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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