

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£130,000**  
 Guide Price



## Hervey Street Lowestoft, NR32 2JG

- Exciting development & investment opportunity
- Two flats sold together
- One fully renovated two-bedroom flat
- Second flat stripped & ready to refurbish
- Scope to add further value
- Great transport links nearby
- External brick-built storage
- Convenient location near shops & schools
- Walking distance to town centre
- Chain free



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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 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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### 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

Composite door to the front aspect, laminate flooring and a door opens to the stairs which lead up to the open plan living space.

### Open Plan Living Space

Fitted carpet, UPVC double glazed window to the side aspect, x3 radiators, vaulted ceilings, feature beams, doors opening to the bedrooms & bathroom. The living space is open-plan with the kitchen.

### Kitchen

Laminate flooring, UPVC double glazed obscure window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob, extractor hood and space for a fridge & washing machine.

### Bathroom

Laminate flooring, UPVC double glazed obscure window to the rear aspect, aqua board wall panels, radiator, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & a handheld shower attachment.

### Bedroom 1

Fitted carpet, radiator, gas boiler and a UPVC double glazed window to the front aspect.

### Bedroom 2

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

### Loft spaces

The loft spaces have been partially converted into rooms perfect for storage spaces accessible by ladder. Potential to be turned into a 4 bedroom flat by installing stairs and completing the conversion, subject to building control approval/ planning permission.



### Ground Floor Flat B

This ground floor flat is offered for sale in stripped-out condition, providing a blank canvas for renovation and reconfiguration. The property has been cleared back to its basic structure, with some internal timber studwork in place for wall separation, allowing an incoming purchaser to complete the layout to their own specification.

Sold as seen, the flat presents an excellent opportunity for investors, developers, or buyers seeking a full refurbishment project. Once completed, the property has strong potential to add value and tailor the accommodation to modern standards.

Early viewing recommended for those looking for a hands-on renovation or investment opportunity.

### Outside

The main entrance to the first floor flat B is positioned at the front of the building, while secure gated access leads to the entrance of ground floor flat A. Both properties benefit from useful brick-built storage in this area.

### EPC

FLAT A: E48

Flat B: C72

### 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.

