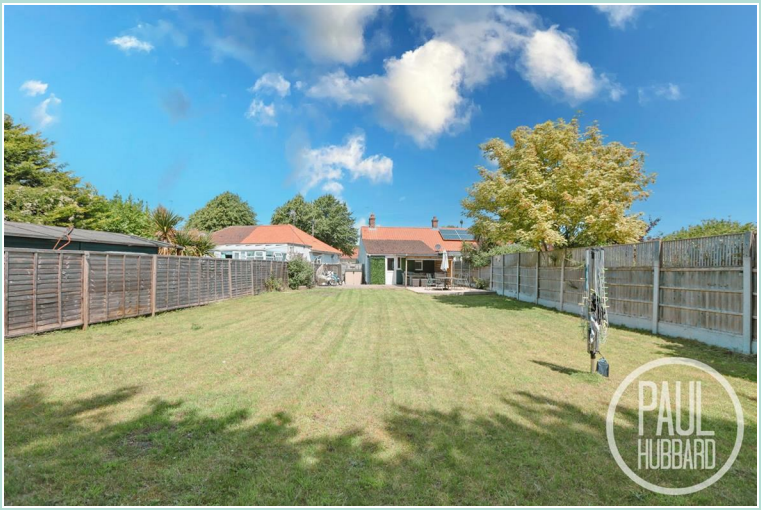
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£230,000
Asking Price







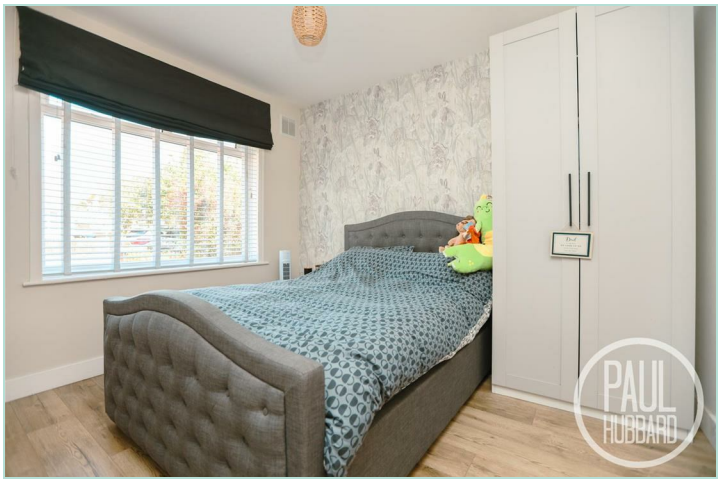
Edgerton Road

Lowestoft, NR33 9BG

- Semi-detached bungalow
- 2 Double bedrooms
- Sizeable open plan lounge/diner
- Modern kitchen
- Generous South East facing rear garden
- Off road parking for multiple vehicles
- Separate entrance hall
- Close to local amenities including schools and shops
- Popular South Lowestoft location
- Respectable size shower room

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 entrance door to the front aspect, wood effect laminate flooring throughout, a radiator, an opening to the lounge diner and doors open into bedrooms 1-2.

Bedroom 1

3.30m x 2.77m

UPVC double glazed window to the front aspect and wood effect laminate flooring throughout.

Bedroom 2

3.43m into bay x 2.70m

UPVC double glazed bay window to the front aspect, wood effect laminate flooring throughout and a radiator.

Lounge/Diner

6.59m x 3.30m

A spacious plan lounge diner comprising of x2 UPVC double glazed windows to the rear and side aspect, wood effect laminate flooring throughout, x2 radiators, a feature fire place with built in storage and doors opening to the shower room and kitchen.

Shower Room

3.60m x 1.69m

x2 UPVC double glazed windows to the side and rear aspects, vinyl flooring throughout, a radiator, feature panel wall, a toilet, vanity unit with insect hand wash basin and mains fed rainfall shower with handheld attachment enclosed within a glass and aqua board panelled cubicle.









Kitchen

3.75m x 2.83m

UPVC double glazed window to the rear aspect opening into the garden and multiple window surround, vinyl flooring throughout, a radiator, units above and below, laminate works surfaces, a stainless steel sink with drainer, a stainless steel extractor fan with four ring ceramic hob below and integrated oven. Space for appliances including a washing machine, tumble dryer and fridge freezer.

Outside

To the front of the property is a concrete and shingle driveway providing off-road parking for multiple vehicles, complemented by a decorative planted border of shrubs to the side. The driveway leads to a storm porch and a timber gate providing access to the rear garden.

To the rear of the property is a fully enclosed, generously sized southeast-facing garden, mainly laid to lawn, with a substantial decked seating area, partly sheltered for year-round enjoyment. The garden also benefits from a timber shed and an additional shingle and concrete area to the side, ideal for extra storage.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

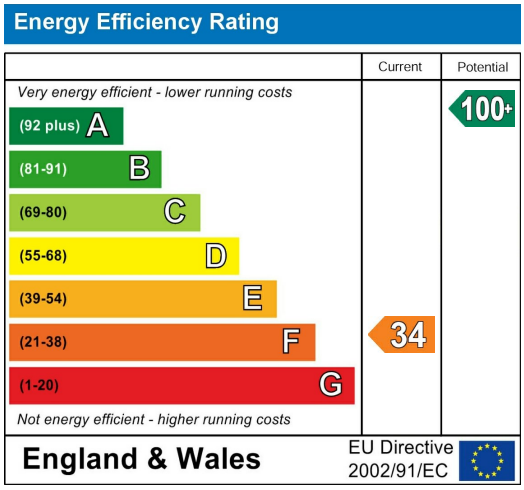




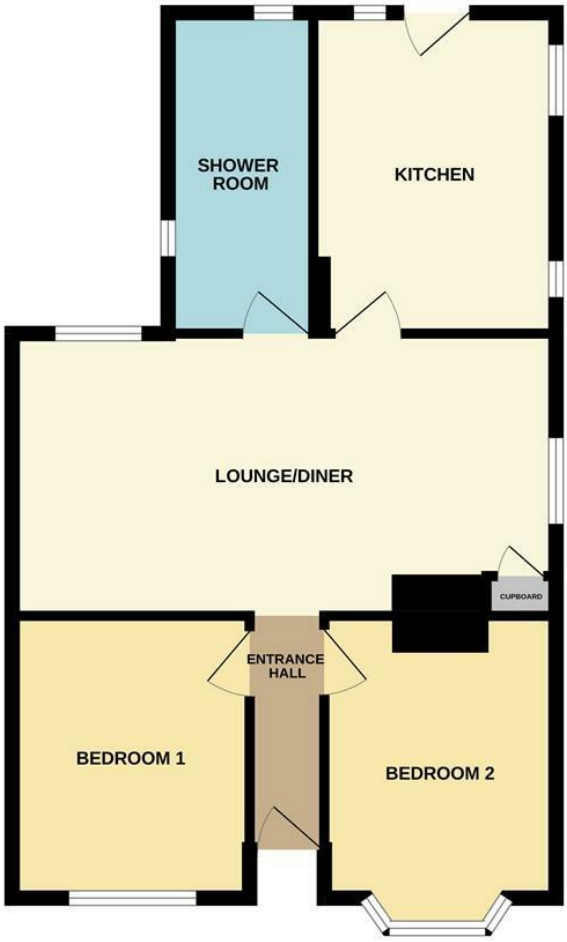




Tenure: Freehold
Council Tax Band: B
EPC Rating: F
Local Authority: East Suffolk Council



EDGERTON ROAD
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

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 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