

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) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£165,000
Guide Price



Minden Road Lowestoft, NR32 2NP

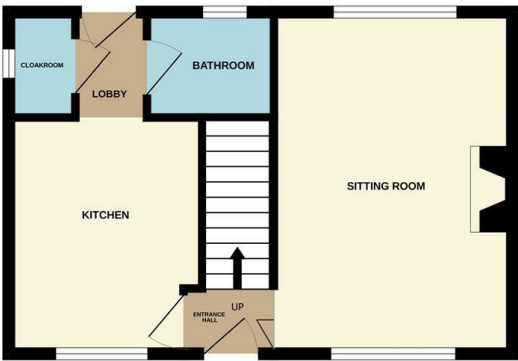
- Semi detached family home
- 3 bedrooms off landing
- South-west facing rear garden
- Secure off road parking at the rear
- Ready for customisation & making your own
- Ground floor bathroom & separate WC
- Good size sitting room
- Gas central heating with combi boiler
- UPVC double glazing throughout
- Close to local amenities & shops

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GROUND FLOOR



1ST FLOOR

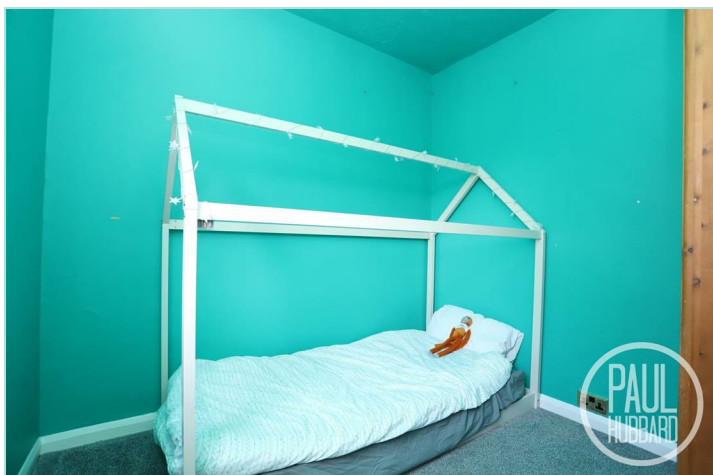
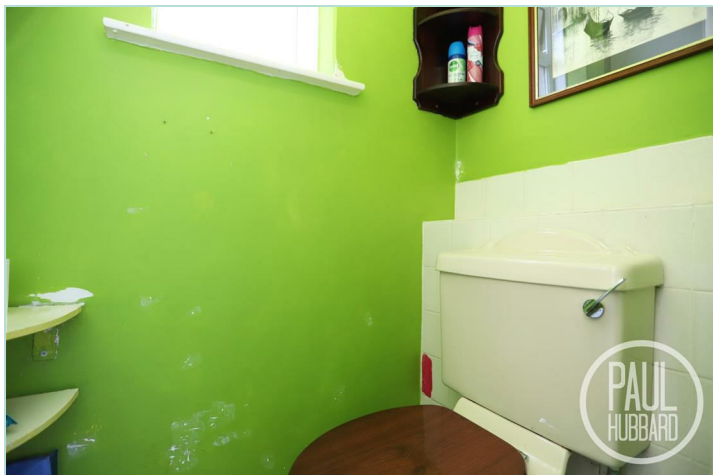


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

Vinyl flooring, UPVC entrance door to the front aspect, consumer unit, stairs leading to the first floor landing and doors opening to the sitting room & kitchen.

Sitting Room

4.89 x 3.33

Exposed floorboards, x2 UPVC double glazed windows to the front & rear aspect, fireplace and x2 radiators.

Kitchen

3.23 max x 2.72 max

Vinyl flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in extractor hood, spaces for an oven, washing machine, dishwasher & fridge-freezer and a doorway opening to the rear lobby.

Rear Lobby

Vinyl flooring, doors opening to the bathroom & WC and a UPVC door opens to the rear garden.

Bathroom

1.71 x 1.48

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, part-tile walls, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps.

Cloakroom

1.50 x 0.89

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tile splash backs, toilet and a gas combi boiler.

Stairs leading to the First Floor Landing

Exposed floorboards, UPVC double glazed window to the rear aspect, loft access, radiator and doors opening to bedrooms 1-3.

Bedroom 1

4.87 x 2.76

Exposed floorboards, x2 UPVC double glazed windows to the front & rear aspect and a radiator.

Bedroom 2

3.40 x 2.32

Exposed floorboards, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard (a good size with a UPVC double glazed window to the front aspect).

Bedroom 3

2.47 x 2.45

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

Outside

The front garden is accessed via a gated entrance and features a laid lawn with a pathway leading to the main entrance door.

Mature trees and established planting create a welcoming and private setting. A second gate provides convenient access to the rear of the property.

The rear garden offers a practical and low-maintenance outdoor space, including a concrete patio area ideal for seating, a laid lawn, and a timber storage shed. Additional features include an outdoor tap, power sockets, and space to park a vehicle, with double gates opening onto a rear service road for easy access.

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.

