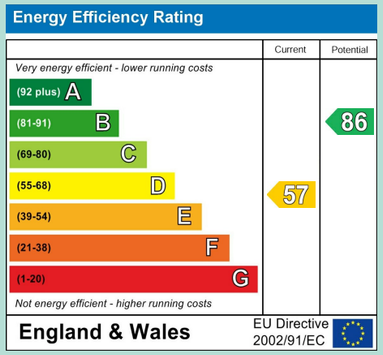
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council



Spexhall Way

Lowestoft, NR32 4JH

- Chain free
- Spacious end terrace
- 3 Separate bedrooms
- A great opportunity to put your own stamp on it
- Heart of North Lowestoft
- Front and rear gardens
- Ground floor WC
- Generous sized sitting room
- Ideal amount of storage
- Close to local amenities

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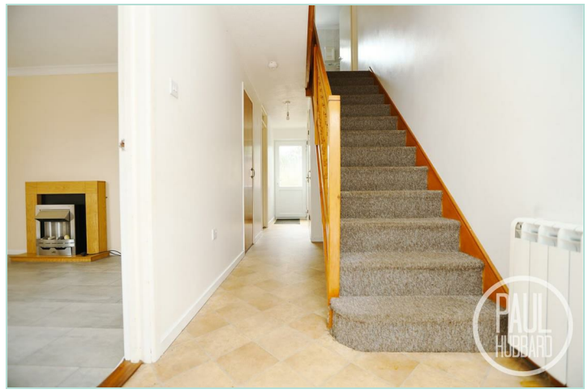
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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 double glazed window and entrance door to the front aspect, tile flooring leads up to vinyl, an electric radiator, under stairs storage space, UPVC double glazed door opening to the garden and all other internal doors opening to the sitting room, kitchen/breakfast room, WC and built in storage cupboards.

Sitting Room

4.05 x 3.54

UPVC double glazed window to the front aspect, laminate flooring throughout, an electric fire place and electric radiator.

Kitchen/ Breakfast Room

4.05 x 3.53

UPVC double glazed window to the rear aspect, vinyl flooring throughout, an electric radiator, units above and below laminate work surfaces, stainless steel sink with drainer, extractor fan with space below for an oven and space for other appliances including a fridge freezer and washing machine.

WC

1.75 x 0.85

UPVC double glazed window to the rear aspect, laminate flooring throughout, a toilet and pedestal hand wash basin.

First Floor Landing

Carpet flooring throughout and doors opening to an airing cupboard, storage cupboard, bathroom and bedrooms 1-3.

Bedroom 1

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

Bedroom 2

3.51 x 3.06

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, and electric radiator and door opening to a built-in cupboard.

Bedroom 3

2.71 max x 2.68 max

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, an electric radiator and door opening to a built-in storage cupboard.

Bathroom

2.01 x 1.67

UPVC double glazed window to the rear aspect, vinyl flooring throughout, tiled walls, a toilet, pedestal hand wash basin, and bath with electric shower above.

Outside

To the front of the property and easily maintained laid lawn garden with shrub surround and mature tree.

To the rear of the property a fully enclosed laid lawn garden which houses an outhouse, patio seating area, raised shingle area and pathway which leads up to a timber gate opening to side 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.

Disclaimer charges

This property has a £49 monthly charge to orbit housing.