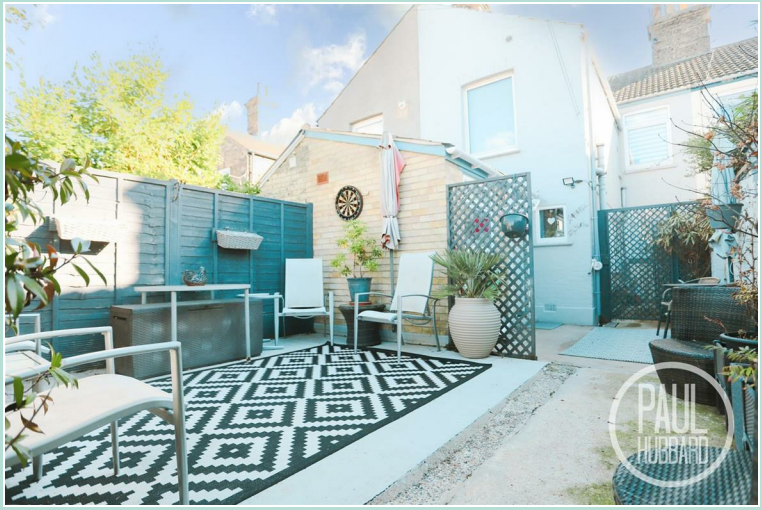
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£210,000
Offers In Excess Of







Beaconsfield Road

Lowestoft, NR33 0RJ

- Bay fronted 3 bedroom terraced home
- Walking distance from award winning beach
- Bedroom with en-suite
- Landscaped low maintenance garden
- Three double bedrooms
- Kitchen/ Breakfast room with modern fixtures
- Gas combi boiler
- Built in storage throughout
- Close to local shops, amenities and schools
- Great transport links nearby

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Hallway

UPVC wooden door to the front aspect, vinyl flooring throughout, under stairs storage, a radiator and doors leading to the other rooms.

Lounge

3.6m x 3.6m

Bay fronted UPVC double glazed window, fitted carpet, fire place and a radiator.

Dining room

3.56 x 2.95m

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

Kitchen

5.6m x 2.8m

UPVC double glazed window to the side aspect, vinyl flooring, modern units above and below, integrated oven, electric hob and stainless steel extractor fan, inset franke sink with draining board and mixer tap, wine fridge, cupboard housing gas combi boiler, a radiator, plinth heating and space for fridge freezer.

Lobby

UPVC double glazed door to the side aspect, a radiator, tiled flooring and a door into the utility.

Utility/ Cloakroom

2.7m x 1.7m

UPVC double glazed obscure window to the side aspect, above units, sink set into unit with mixer tap, toilet and spaces for washing machine and tumble dryer. Please note this room has everything needed to be converted back into a wet room.

Stairs leading up to hallway

Fitted carpet, doors leading into bedrooms and loft access.









Bedroom 2

3.3m x 2.8m

Fitted carpet, radiator and door leading into en-suite.

En-suite

2.7m x 1.7m

UPVC double glazed obscure escape window to the rear, vinyl flooring, sink set into unit with mixer tap, toilet, mains fed walk in shower with waterfall head and hand held attachment, aqua boarded wall, extractor fan and a heated towel rail.

WC

0.9m x 0.7m

UPVC double glazed obscure window to the side aspect, vinyl flooring, tiled walls, a toilet and a mixer tap sink.

Bedroom 3

3.1m x 2.9m

UPVC double glazed escape window to the rear aspect, fitted carpet, built in wardrobes and a radiator.

Bedroom 1

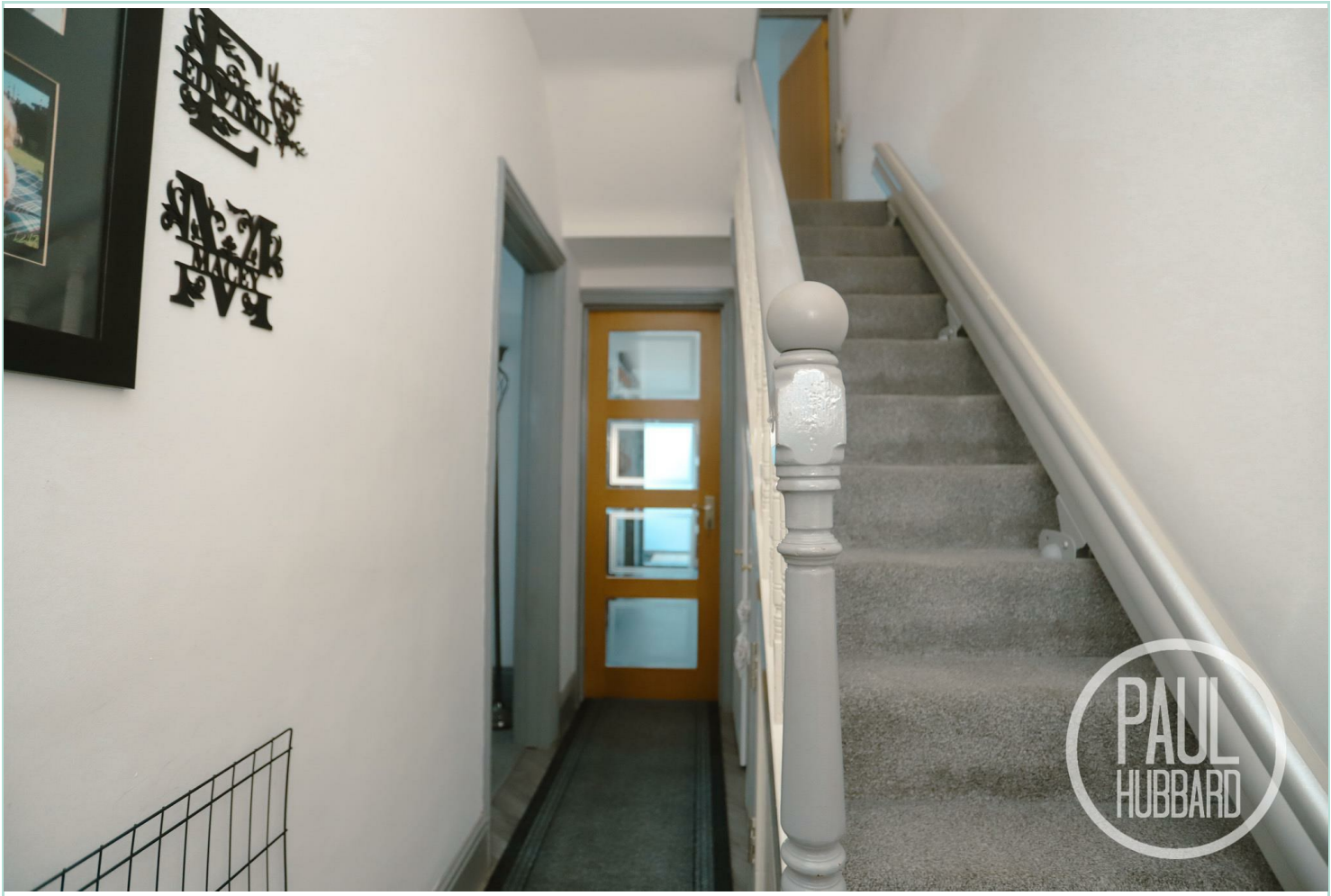
4.07m x 3.6m

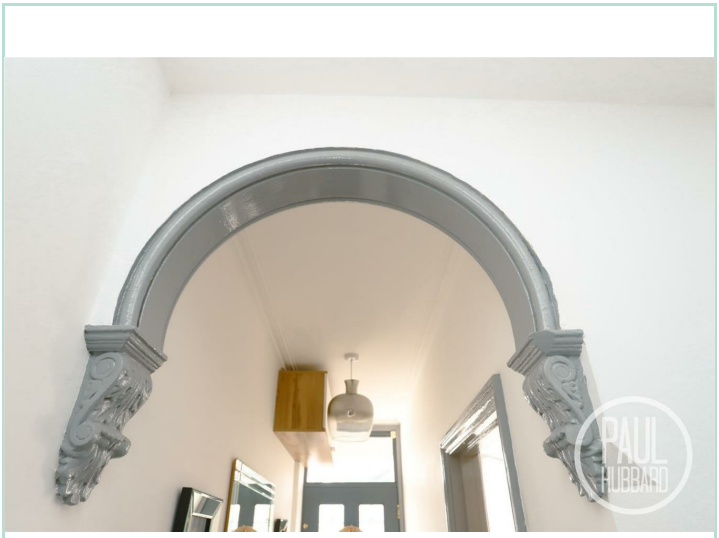
UPVC double glazed bay fronted window, fitted carpet, built in wardrobes and a radiator.

Outside

To the rear is a fully enclosed, low-maintenance courtyard garden featuring a concrete patio area, perfect for hosting guests, enjoying BBQs and outdoor entertaining. There is also an outdoor tap, a shed with electricity connected, and a rear gate providing convenient access.


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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.

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.

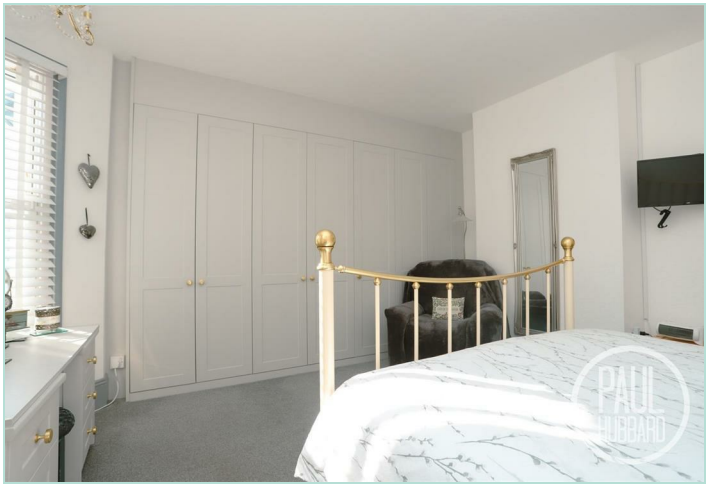
Buyer AML - £42 inc VAT

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.

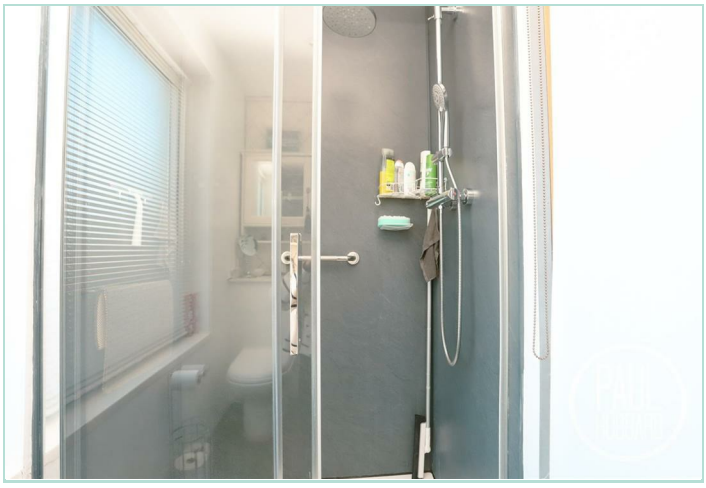

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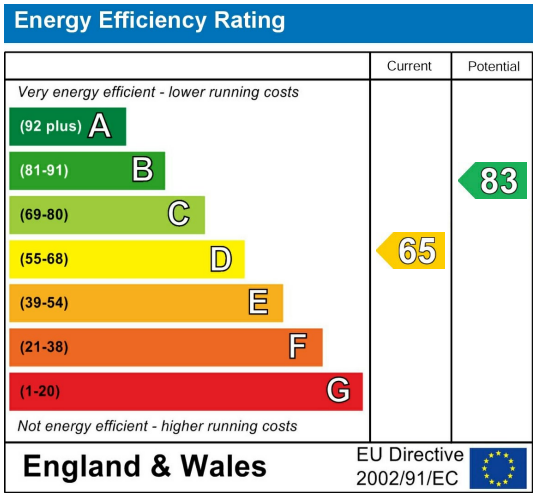








Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





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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