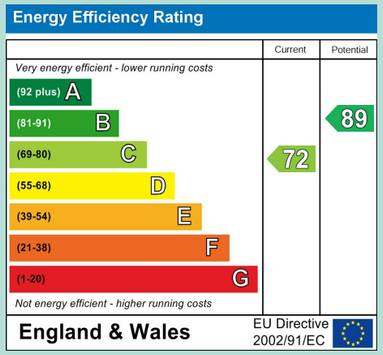
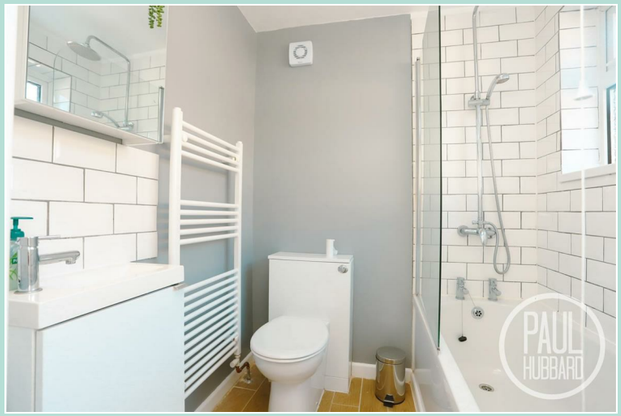
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council





Edinburgh Road

Lowestoft, NR32 1SU

- Well presented mid terrace home
- Chain free
- 2 bedrooms
- UPVC double glazed
- Gas central heating with combi boiler
- West facing rear courtyard
- Modern kitchen and bathroom
- Close to local schools and amenities
- Great transport links nearby
- Perfect investment property or first home

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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.

Sitting Room

3.26 x 3.20 max

UPVC entrance door and double glazed window to the front aspect, radiator, fitted carpet, cupboard housing consumer unit and an opening connecting to the dining room.

Dining Room

3.22 x 3.20 max

UPVC double glazed window to the rear aspect, radiator, fitted carpet, doorway opening leading to the kitchen and stairs leading to the first floor landing

Kitchen

3.35 x 1.79

UPVC double glazed window and door leading to the rear aspect, wood effect tiled flooring, units above and below, oak work surface, tile splash backs, composite sink and drainer with mixer tap, built in oven and induction hob, gas combi boiler and space for under counter fridge.

Bathroom

1.75 x 1.66

Obscure UPVC double glazed window to the rear aspect, wooden effect tiled flooring, heated towel rail, part tiled walls, was basin set into a vanity unit with mixer tap, toilet, panelled bath with mixer tap, mains fed shower set above with both handheld and rainfall head.

Bedroom 1

3.26 x 3.22

UPVC double glazed window to the front aspect, radiator, fitted carpet, built in wardrobe

Bedroom 2

3.26 x 3.22

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

Outside

Gated access leads to a paved frontage, enclosed by a brick wall and providing access to the main entrance door.

To the rear, there is a fully enclosed west facing courtyard with a pathway leading to a shingle area, complemented by brick wall surrounds and outdoor lighting. With the added convenience of gated access to the rear alleyway.

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.