62 Edinburgh Road

, Lowestoft, NR32 1SU

Guide Price £160,000

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CHAIN FREE A beautifully presented, bay-fronted end-terrace home, offered chain free and ideally located close to the town centre and beach. Completely refurbished to a high specification in 2018, including new electrics and new boiler, the property features modern décor throughout, three bedrooms, a separate utility room and gas central heating. Externally, the property benefits from a private, fully enclosed and low-maintenance south-facing garden with raised decking, making it an ideal family home or investment opportunity.

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 front door to the side aspect, with glass panel above door, fitted carpet leading to stairs with doors leading into kitchen and living room.

Bedroom 1 12'8" x 12'0" (3.87 x 3.68)

Fitted carpet, UPVC double glazed window to the front aspect, fire place and a radiator. Storage cupboard with loft access.

Bedroom 2 12'0" x 11'9" (3.68 x 3.60)

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

Bedroom 3 10'8" x 6'9" (3.27 x 2.06)

Fitted carpet, UPVC double glaze window to rear aspect, a radiator.

Sitting Room 12'8" x 12'0" (3.87 x 3.68)

Fitted carpet, UPVC double glaze bay window to the front aspect, fire place, under stairs storage cupboard and a radiator.

Bathroom 9'4" x 5'8" (2.85 x 1.75)

Vinyl flooring, UPVC double glazed obscure window to the side aspect, a radiator, toilet, hand wash basin with mixer tap and vanity unit underneath. Bathroom mirror with outlet for shaver. Extractor fan, Aqua board wall panel. Bath tub with mains fed mixer tap, and both an over head waterfall shower and hand held shower attachment.

Utility 10'8" x 6'4" (3.27 x 1.95)

Laminate flooring, UPVC double glazed door to the rear garden, UPVC double glazed window to side aspect, laminate work surface with space for a washing machine and tumble drier. Space for fridge freezer. Wall mounted combi boiler.

Kitchen 11'10" x 11'10" (3.63 x 3.61)

Laminate flooring, UPVC double glazed window to the rear aspect. Tile splash backs, base and over head units, laminate work surfaces, stainless steel stink with drainer and mixer tap, built in oven and gas hob.

Outside

Artificial grass path leading to a raised decking area, creating an ideal space for socialising and entertaining. The south-facing garden is designed for low-maintenance living and features a variety of mature shrubs and established plants. The garden is fully enclosed by brick walls and panel fencing, offering a private and peaceful outdoor space. Rear garden also includes a shed.

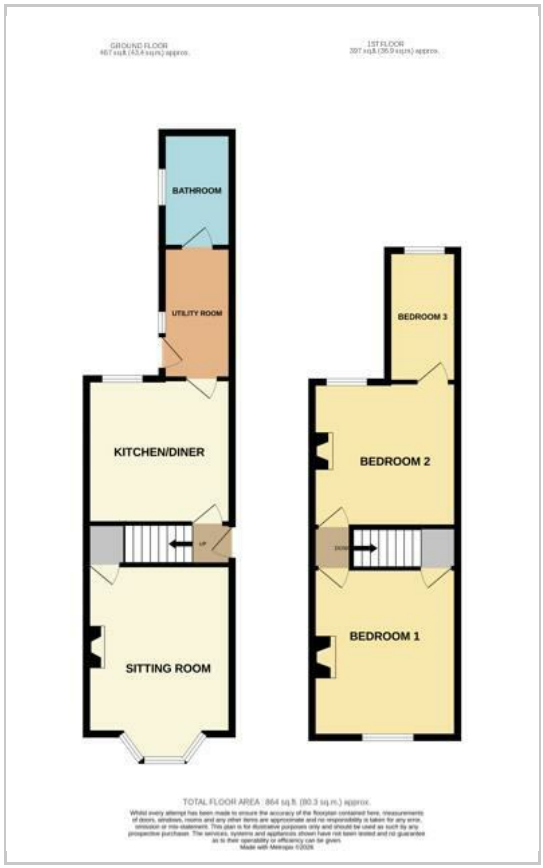
To the front of the property is an enclosed brick-walled front garden, providing a convenient and discreet area for bin storage.

Financial Services

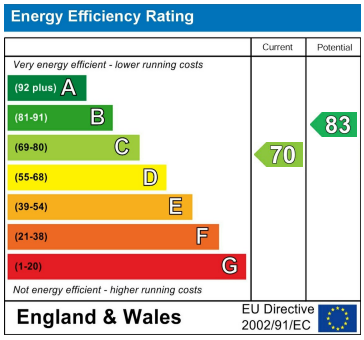
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Area Map

Floor Plans



Energy Efficiency Graph



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