

£210,000
Asking Price



Rectory Road

Kirkley, NR33 0BU

- Ground floor maisonette
- Set in a gorgeous period building with a rich history
- 2 double bedrooms
- Master bedroom with en-suite bathroom
- Separate shower room
- Moment from award winning Lowestoft South beach
- Private south west facing rear garden
- Gas central heating with combi boiler
- Period features throughout
- Off road parking & garage

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**PAUL
HUBBARD**



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

Main entrance door & x2 timber frame double glazed sash windows to the front aspect, laminate flooring, radiator and doors opening to the lounge/diner, kitchen/breakfast room, bedrooms 1-2 and the shower room.

Bedroom 2

3.65 x 2.79

Fitted carpet, x2 UPVC double glazed sash windows to the front aspect and a radiator.

Bedroom 1

4.57 x 3.65

Fitted carpet, x2 UPVC double glazed sash windows to the rear aspect, fitted shutters, x2 radiators and a door opening into the en-suite bathroom.

En-suite Bathroom

2.42 x 1.95

Tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap.

Shower room

2.31 max x 1.20 max

Tile flooring, radiator, toilet, wall-mounted corner wash basin with mixer tap, a mains-fed shower set into a cubicle enclosure and tile splash backs.

Kitchen/ Breakfast Room

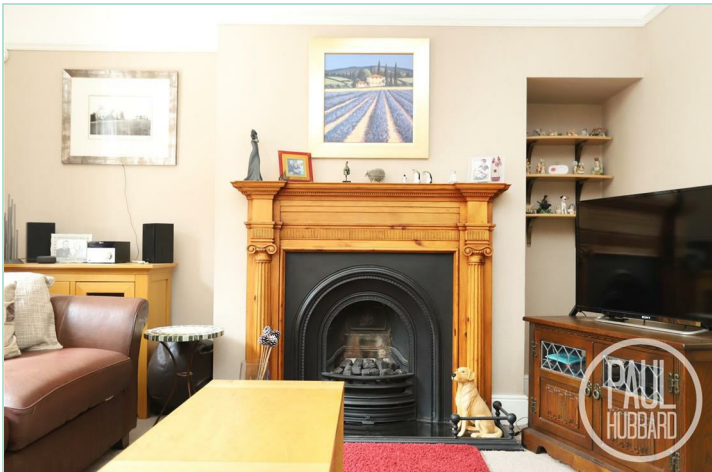
4.26 max x 3.16 max

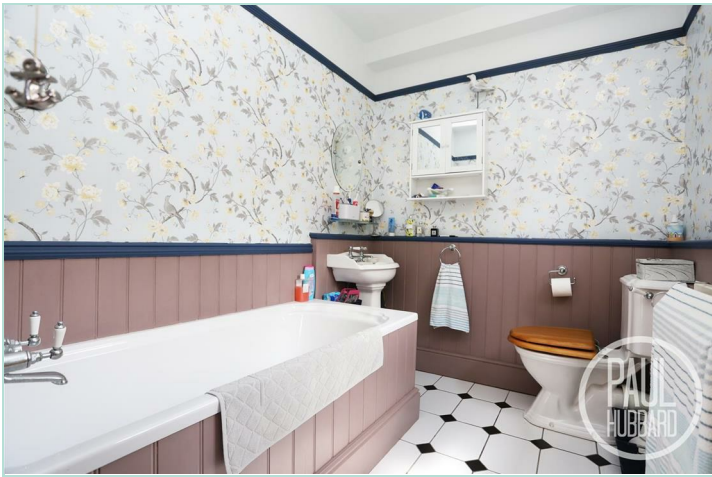
Tile flooring, x2 UPVC double glazed windows to the front aspect, radiator, gas combi boiler (installed 2018), units above & below, inset composite sink & drainer with mixer tap, filtered water, water softener, stainless steel extractor hood, tile splash backs and a fridge-freezer, washing machine, tumble drier & an oven with a gas hob are included in the sale.

Sitting Room

5.60 x 3.86

Fitted carpet, x2 UPVC double glazed sash windows to the rear aspect, fitted shutter blinds, x2 radiators, gas fireplace, a large under-stair storage cupboard (housing the consumer unit) and a UPVC door opens out to the rear garden.





Outside

Gated access opens to a private, fully paved front garden with decorative shingle borders. The space is low-maintenance and neatly presented. It leads directly to the main entrance door, which is sheltered by a storm porch. The frontage is partially enclosed by a brick wall, offering privacy.

The rear garden enjoys a sunny south-west facing aspect, ideal for afternoon and evening sun. A spacious patio provides plenty of room for outdoor seating and entertaining. Decorative shingle borders and mature shrubs add texture and interest. There's also a raised decking area, perfect for relaxing or dining outdoors. Additional features include an outdoor tap and a timber storage shed, which benefits from both light and power. A pedestrian access door leads to the rear of the garage. A rear gate also provides right of way for emergency access. The garden is fully enclosed, offering a secure and private outdoor space.

Garage

2.5 x 4.46

The garage is located en-bloc and accessed via a side road. It is equipped with light and power, making it ideal for secure parking or storage. There is an up-and-over door to the front and a pedestrian door from the garden. Both the garage and shed have electrical connections.

Lease information

The property is leasehold with a one-fifth share of the freehold held via the Management Company.

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.

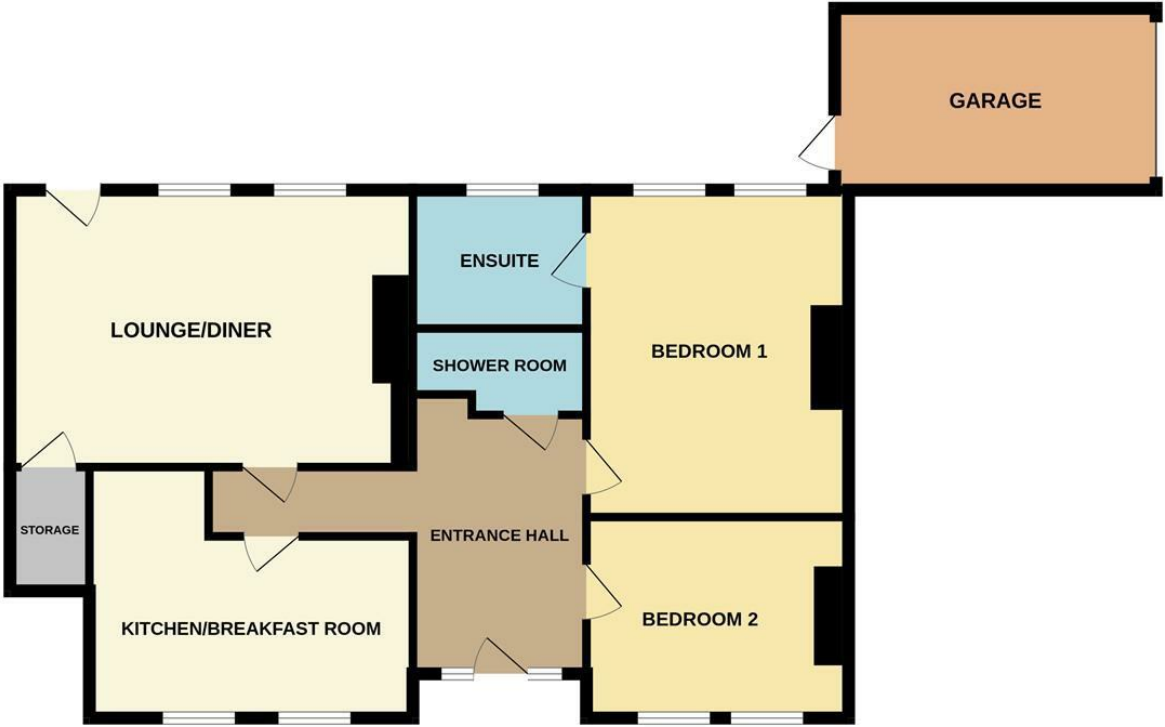




Tenure: Share of Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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