

£170,000  
Asking Price



## Kimberley Road

Suffolk, NR33 0UB

- Well presented mid terrace home
- Porch entrance
- 3 bedrooms
- Landscaped south facing garden at the rear
- Gas central heating
- Double glazing throughout
- Period features
- Renovated and nicely maintained by the current owner
- Off road parking at the rear
- Close proximity to local shops & amenities





### 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 porch

1.64 x 1.26

Composite entrance door to the side aspect, tile flooring, UPVC double glazed window to the front aspect, down lights and a door opening into the sitting room.

### Sitting room

3.59 x 3.41

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, fireplace and a door opening to the lobby.



### Lobby

Fitted carpet, radiator, stairs leading to the first floor landing and a door opens to the dining room.

### Dining room

3.58 x 3.40

Pine floorboards, x2 radiators, recessed chimney breast, serving hatch to kitchen, under stair storage cupboard and an opening leading through to the kitchen.



### Kitchen

2.70 x 2.00

Tile flooring, UPVC double glazed door & window to the rear aspect, x2 serving hatch internal windows, radiator, units above & below, beech work surfaces, tile splash backs, inset ceramic 1.5 sink & drainer with mixer tap, built in oven, electric hob & extractor fan, fridge freezer, space for a washing machine and a door opening to the bathroom.



### Bathroom

2.24 x 1.96

Tile flooring, UPVC double glazed obscure window to the side aspect, airing cupboard (housing the gas boiler), heated towel rail, tiled walls, down lights, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and a mains fed shower with a rainfall head.

### Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1-2.

### Bedroom 1

3.56 x 3.42

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

### Bedroom 2

3.56 x 3.41

Fitted carpet, UPVC double glazed window to the rear aspect, built in storage cupboard, radiator and a door opening to bedroom 3.

### Bedroom 3

2.69 x 2.01

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



### Outside

A brick weave pathway leads to the front door, with a brick wall separating the boundary from the neighbouring property.

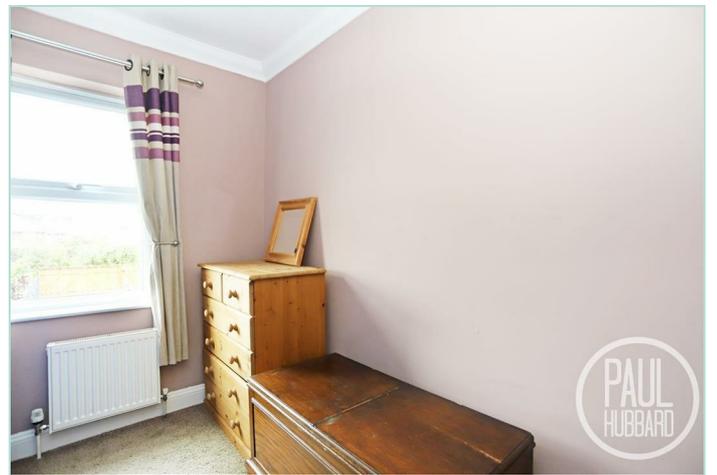
At the rear, the south-facing landscaped garden includes a pathway, bordered by shingle, extending to a well-maintained lawn with decorative plants and shrubs. The patio area is a versatile space, perfect for either outdoor seating or off road parking (via the double gates at the rear). Extra features include outdoor lighting, a large timber storage shed and a tap.

### 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.







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

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

GROUND FLOOR



1ST FLOOR



KIMBERLEY ROAD, SOUTH LOWESTOFT

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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