

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

| 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                                   | 53      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             |         | 71                         |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£155,000  
Asking Price



## High Street Lowestoft, NR33 7QQ

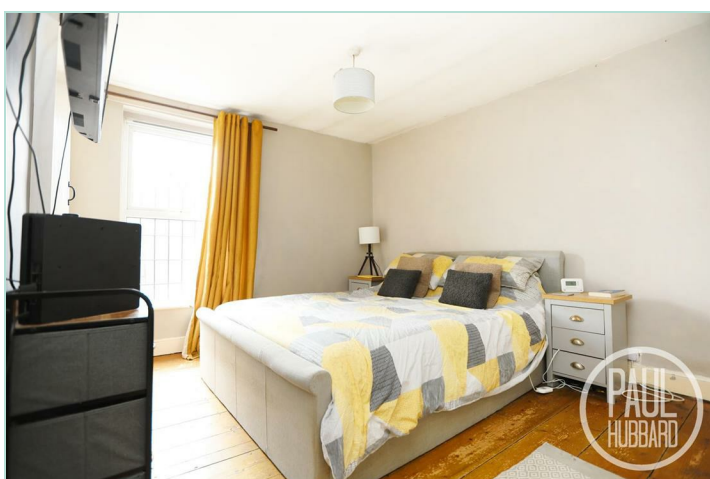
- Two bedroom end-terraced home
- Ground floor shower room
- Village location
- Separate sitting room and dining room
- Modern kitchen
- Rear garden
- Opportunity to put your own stamp on it
- Gas central heating
- Double glazing throughout
- Side access to the rear



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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 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

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

### Porch

1.03m x 0.78m

Door to the front aspect, UPVC double glazed window to the side, laminate flooring throughout and a door opening to the sitting room.

### Sitting room

3.39m x 3.31m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator, feature fireplace and a door opening to the hallway.

### Hallway

Laminate flooring throughout, stairs leading to the first floor landing and an opening into the dining room.

### Dining room

3.28m x 2.80m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a storage cupboard, radiator and a door opening to the kitchen.

### Kitchen

3.01m x 1.75m

UPVC double glazed window to the side aspect, tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, hob, extractor fan, space for a washing machine, mini breakfast bar and an opening into the rear hall.

### Rear hall

UPVC double glazed obscure window to the side aspect, tiled flooring throughout and a door opening to the shower room.

### Shower room

1.56m x 1.48m

UPVC double glazed obscure window to the side aspect, tiled walls, toilet, vanity unit with inset sink, shower within an enclosed glass cubicle and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

### Bedroom 1

3.36m x 3.32m

UPVC double glazed window to the front aspect, original wood flooring throughout, a radiator and X2 storage cupboards.

### Bedroom 2

3.29m x 2.82m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, loft hatch and a door opening to a storage cupboard.

### Outside

To the front, there is gated access with a pathway leading to the main entrance door, along with side alley access to the rear.

To the rear, there is a garden with a paved patio area and a laid lawn. The garden is enclosed by fencing and includes a garden shed, outside tap, and gated access to the front.

### 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.

