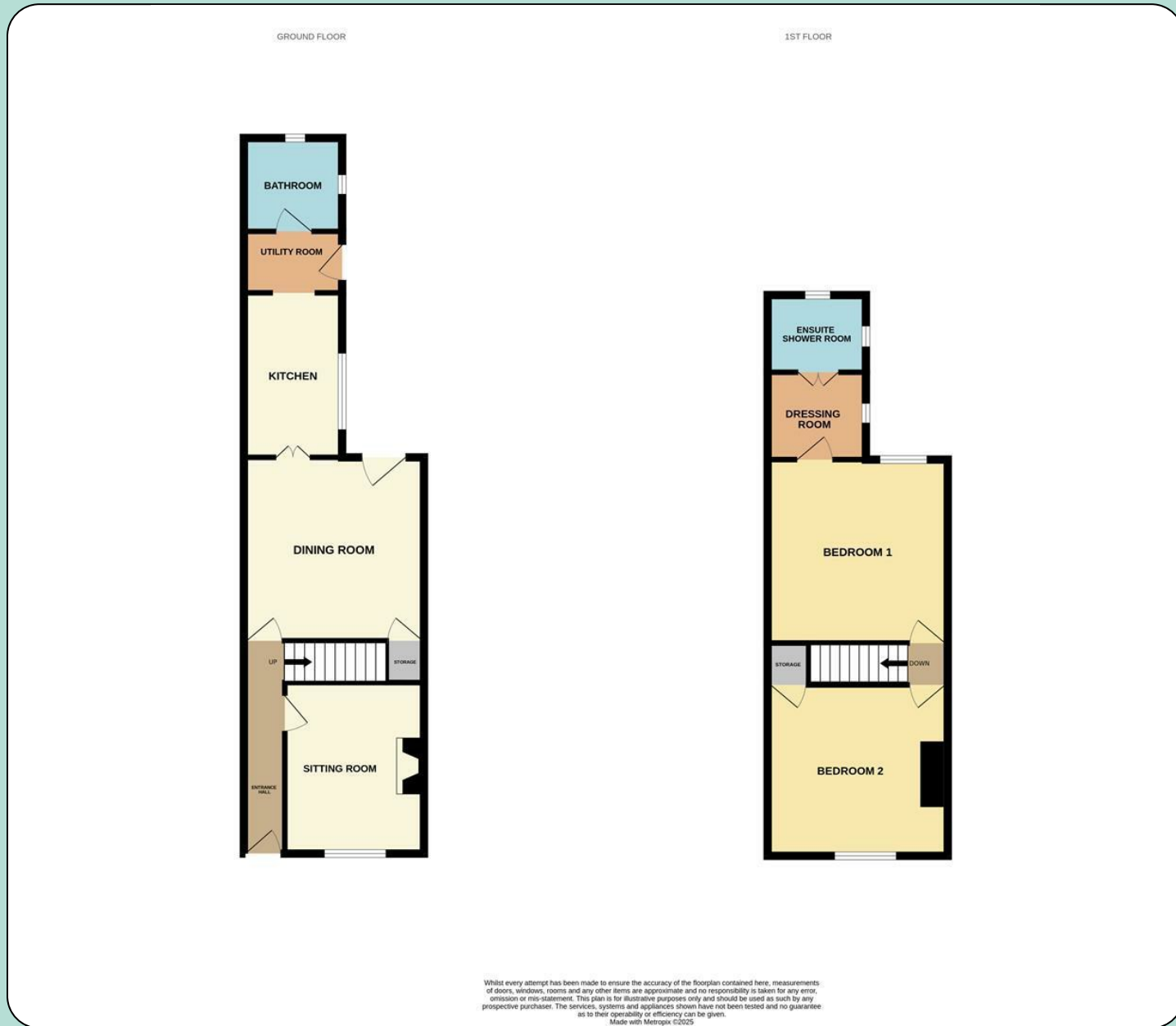


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£140,000
 Asking Price



Maidstone Road
 Lowestoft, NR32 2AY

- Mid terrace home
- Chain free
- 2 double bedrooms
- Master bedroom with adjoining dressing room & ensuite shower room
- Ground floor bathroom
- Gas central heating
- South facing rear courtyard garden
- An exciting project, ready to make your own
- Close to local amenities, shops & schools
- Great transport links nearby

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 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

e - info@paulhubbardonline.com

t - 01502 531218





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

UPVC entrance door opens into the hallway which features fitted carpet, radiator, stairs leading to the first floor landing and doors opening to the sitting room & dining room.

Sitting Room

3.67 x 3.01
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a fireplace.

Dining Room

4.03 x 3.39
Exposed floorboards, radiator, under-stair storage cupboard, a UPVC door opens to the rear garden and saloon style doors opens into the kitchen.

Kitchen

3.55 x 2.11
Laminate tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for an oven, fridge-freezer & washing machine and a doorway opening leads through to the lobby.

Lobby

Perfect to use as a utility space this lobby features laminate flooring, radiator, space for appliances a door opens into the bathroom and a UPVC door opens to the rear garden.

Bathroom

2.04 x 1.93
Vinyl flooring, x2 dual aspect timber frame double glazed obscure circular windows, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

4.04 x 3.41
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens to the dressing room.

Dressing Room

2.11 x 1.84
A step down leads to the dressing room which features fitted carpet, a timber frame double glazed obscure circular window to the side aspect, radiator and double doors open into the shower room.

Ensuite Shower Room

2.11 x 1.60
Fitted carpet, x2 dual aspect timber frame double glazed obscure circular windows, radiator, extractor fan, toilet, wall mounted wash basin with hot & cold taps, an electric shower set into a cubicle enclosure and tile splash backs.

Bedroom 2

4.04 x 3.66
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Outside

Gated access opens onto a paved frontage, fully enclosed by a brick wall. A tiled pathway leads to the main entrance door, complemented by outdoor lighting.

The south-facing courtyard garden features a brick-paved patio area and a pathway leading down to an outhouse. Additional features include outdoor lighting, a water tap, and gated rear access.

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.

