

Tenure: Leasehold  
Council Tax Band: A  
EPC Rating: D  
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                                   | 66      | 74                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£90,000  
Guide Price



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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Notley Road  
Lowestoft, NR33 0UG

- Chain free
- Located within South Lowestoft
- Ground floor flat
- 1 Sizeable bedroom
- Opportunity to put your own stamp on it
- Separate entrance porch
- Close to local amenities
- Driveway to the side with off road parking
- Separate garden space
- UPVC double glazing throughout

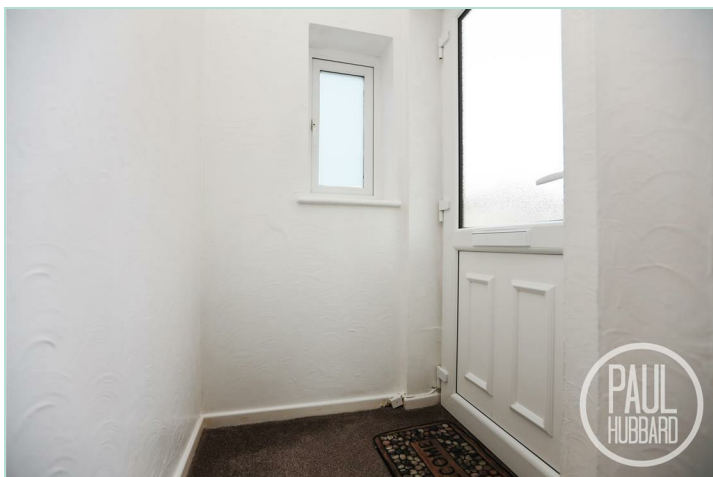


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





### 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.

### Porch

1.30 x 1.15

UPVC double glazed window to the front aspect and entrance door to the side aspect, carpet flooring throughout and door opening to the lounge diner.

### Lounge/ Diner

4.55 x 3.94

A sizable reception room with UPVC double glazed windows to the front and rear with door opening to a concrete passage which takes you to an outdoor space. Carpet flooring throughout, electric radiator and opening to the hallway.

### Hall

Carpet flooring throughout, storage heater, sliding door opening to the wet room, opening to the kitchen and door to the bedroom.

### Kitchen

2.17 x 1.94

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, tile splash backs, units above and below, laminate work surfaces, stainless steel sink with drainer and space for appliances, including a fridge freezer, washing machine and oven.

### Wet Room

1.93 x 1.66

UPVC double glazed window to the rear aspect, vinyl flooring throughout, tiled walls, pedestal hand wash basin, a toilet and a walk in electric shower.

### Bedroom

4.56 max x 2.40 max

UPVC double glazed windows to the front inside aspect, carpet flooring throughout, storage heater, electric radiator and door open into a cupboard (housing the water tank).

### Outside

To the front of the property, a shared concrete pathway leads up to a parking space, the main entrance door, a shingled garden area and additional separate laid lawn to the side.

### Lease Information

Lease length left: 960

Further lease information TBC

### 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.

