www.paulhubbardonline.com

£210,000
Asking Price







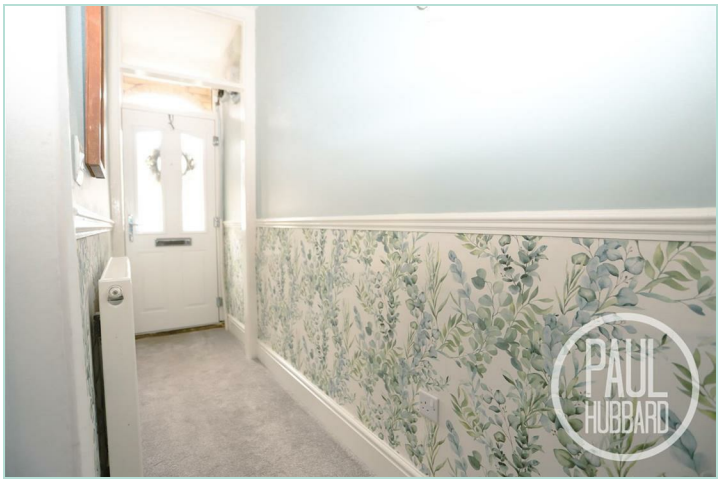
Lorne Road

Lowestoft, NR33 0RF

- Well presented mid terrace home
- Recently renovated to a high standard
- 2 Double Bedrooms
- Shower room and separate downstairs cloakroom/utility
- 2 separate reception rooms
- Gas Central heating
- South west facing garden
- Walking distance to award winning beach
- Close to local amenities, shops and schools
- Close to local transport links

PAUL HUBBARD

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Location - Lowestoft

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 opening into the hallway, fitted carpet, radiator , consumer unit above front door to the left, and opening leading to dining room and stairs leading to the first floor landing.

Dining room

3.80 x 3.48 max

UPVC double glazed window to the rear aspect, fitted carpet, radiator, double doors opening to the sitting room, and doors opening to the under stairs storage and kitchen.

Sitting room

3.50 x 3.46

UPVC double glazed window to the front aspect, fitted carpet, radiator and electric fireplace.

Kitchen

3.82 x 2.65

UPVC double glazed window and door to the side aspect, vinyl flooring, radiator, tiled backsplash, units above and below with built in oven, hob and extractor hood along with ceramic sink and drainer with mixer tap. Part tiled walls, oak effect work surfaces, space for fridge freezer and an opening into the storage hall.

Lobby

2.15 x 0.60

Vinyl flooring, shelves to the left and a cupboard housing the gas combi boiler to the right.

Utility / cloakroom

2.93 x 2.15

Obscure UPVC double glazed window to the rear aspect ,heated towel rail, vinyl flooring, units below, with space for a washer/dryer, oak effect work surfaces and part tiled wall, toilet and wash basin inset to unit.

Stairs to the first floor landing

Fitted carpet, doors leading to bedrooms, loft hatch and shower room









Bedroom 1

4.57 x 3.45 max

UPVC double glazed window to the front aspect, fitted carpet, radiator and built in wardrobes.

Bedroom 2

3.48 x 2.98

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

Shower room

2.93 x 2.15 max

Obscure UPVC double glazed window to the rear aspect, vinyl flooring, part tiled walls, heated towel rail, wash basin set within a vanity unit, toilet and walk in mains shower with both handheld and waterfall heads.

Outside

The front of the property benefits from a low-maintenance concrete front garden, enclosed by a brick wall and providing access to the front entrance.

To the rear of the property a south-west facing garden, fully enclosed by a combination of brick walling and panelled fencing, with gated access to the rear. The back door opens onto a slabbed patio area, leading to a brick-paved pathway. A shingled area is bordered by mature plants and shrubs and features a water feature, creating a pleasant and established outdoor space. The garden also benefits from a shed with power, outdoor electrics and an external tap..

Financial Services

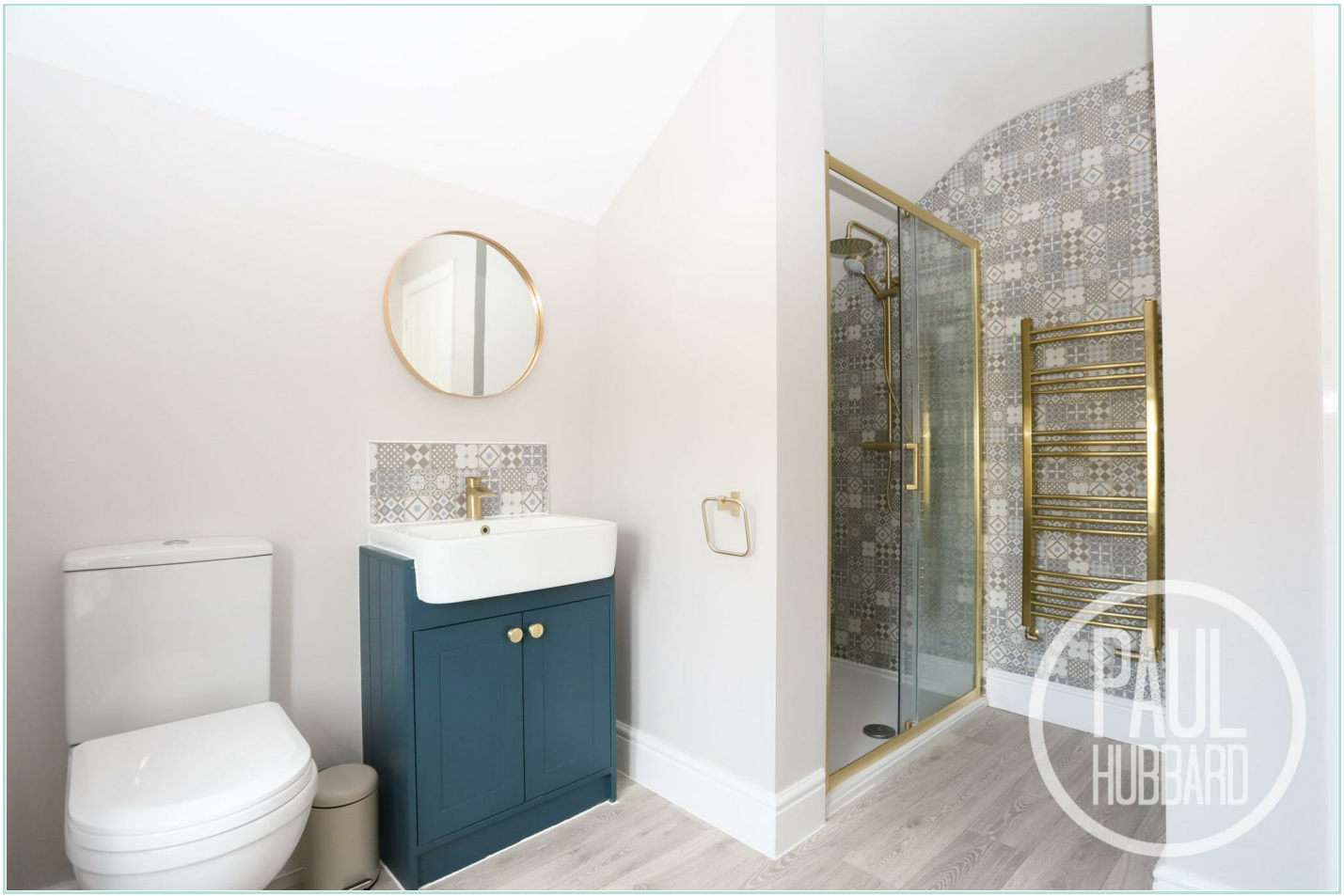
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Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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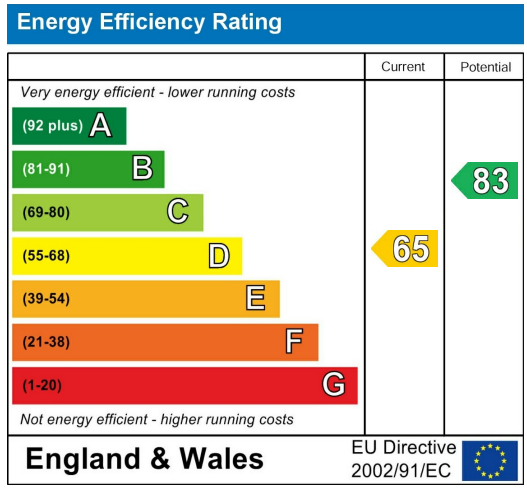








Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





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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 are 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