

Tenure: Leasehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 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	

**£80,000**  
 Asking Price



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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**St. Peters Street**  
 Lowestoft, NR32 2LT

- Chain free, first floor flat
- Set in an attractive bay-fronted Victorian terrace
- Spacious bay fronted bedroom
- Allocated off road parking space
- Communal enclosed rear courtyard
- Option to buy whole building or flats individually
- Excellent transport connections
- Neutral décor throughout
- UPVC double glazing
- Strong investment potential



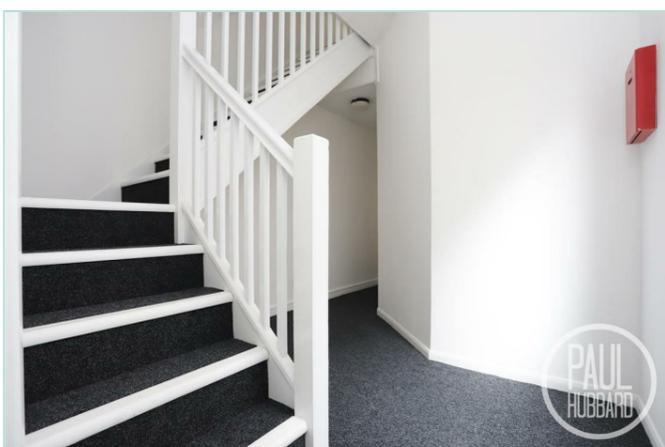
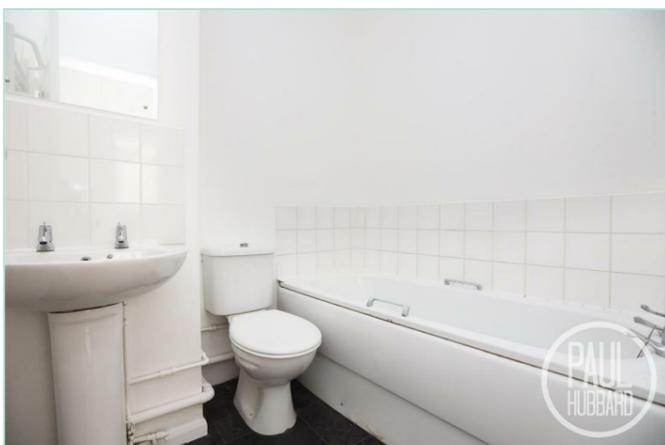
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### 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.

### COMMUNAL: Entrance Hall

Timber entrance door to the front aspect, fitted carpet, consumer unit, stairs leading to the first floor landing, doors opens to flat A & C and out to the rear courtyard.

### COMMUNAL: Stairs to the First Floor Landing

Fitted carpet and a door opening into flat B.

### Sitting Room

4.72 x 3.47  
UPVC double glazed window to the rear aspect, carpet flooring throughout, electric radiators and a door opening to a large storage cupboard and another to the hallway.

### Hallway

Carpet flooring throughout and doors opening to the kitchen, bathroom and bedroom.

### Kitchen

2.39 x 1.87  
UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, laminate work surfaces, stainless steel sink with drainer and spaces for a fridge/ freezer, washing machine and slimline dishwasher.

### Bedroom

4.71 max x 3.33 max  
Fitted carpet, electric radiator, cupboard housing the consumer unit, UPVC double glazed window to the front aspect and UPVC double glazed bay window to the front aspect.

### Bathroom

1.98 x 1.71  
Vinyl flooring, extractor, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps, tile splash backs and a heated towel rail.

### COMMUNAL: Outside

The property benefits from a shared communal rear courtyard with secure gated access and outdoor lighting. Beyond the rear gate, there is a car park with an allocated parking space for a vehicles.

### Lease Information

Please contact the office for further details. If the flats are purchased separately, a lease arrangement will need to be arranged.

### 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.

