

Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
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                                   | 69      | 79                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



£160,000  
Asking Price



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operating or efficiency cost for given.

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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



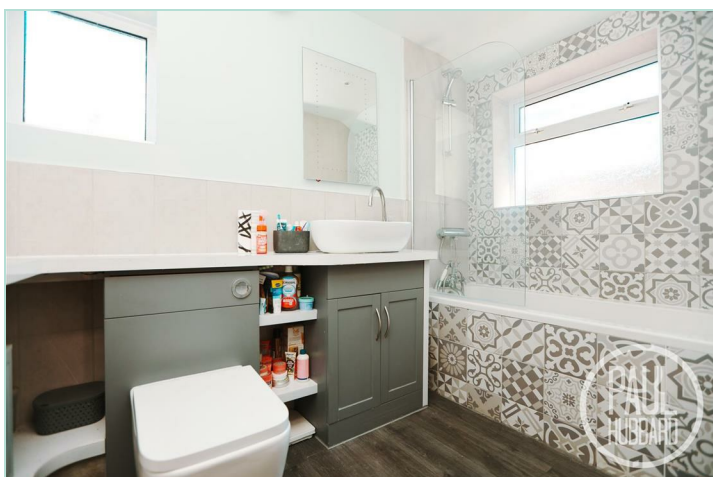
## Beaconsfield Road Lowestoft, NR33 0RJ

- Walking distance to the beach
- Ideal first time buyer home
- 3 Separate bedrooms
- Separate kitchen and utility room
- Close to local amenities
- Popular South Lowestoft location
- Bay fronted
- Separate entrance hall
- Easily maintained front and rear gardens
- Double glazing throughout

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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 to the front aspect, laminate flooring, doorway openings lead to the sitting room & dining room and stairs lead to the first floor landing.

### Dining Room

4.30 max into bay x 3.31

Exposed floorboards, UPVC double glazed window to the front aspect, radiator and a gas fireplace.

### Sitting Room

3.73 x 3.40

Laminate flooring, radiator, under-stair storage cupboard, French doors opening to rear garden & a doorway opening to the kitchen.

### Kitchen

3.16 x 2.70

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, double oven, gas hob & stainless steel extractor hood, gas combi boiler (5 year warranty remaining), space for an integrated dishwasher, fridge & freezer and a doorway opening leads to the utility room.

### Utility Room

2.69 x 1.81

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, space for a washing machine, a door opens to the bathroom and a UPVC door opens to the exterior.

### Bathroom

2.60 x 1.58

Vinyl flooring, dual aspect UPVC double glazed obscure windows, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, laminate surface, light up mirror, tiled bath tub with a mixer tap & a handheld shower attachment, plus an additional mains-fed shower set above.

### Stairs to the First Floor Landing

Fitted carpet, loft access, doors opening to the bedrooms & a storage cupboard.

### Bedroom 1

4.32 x 3.55

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

### Bedroom 2

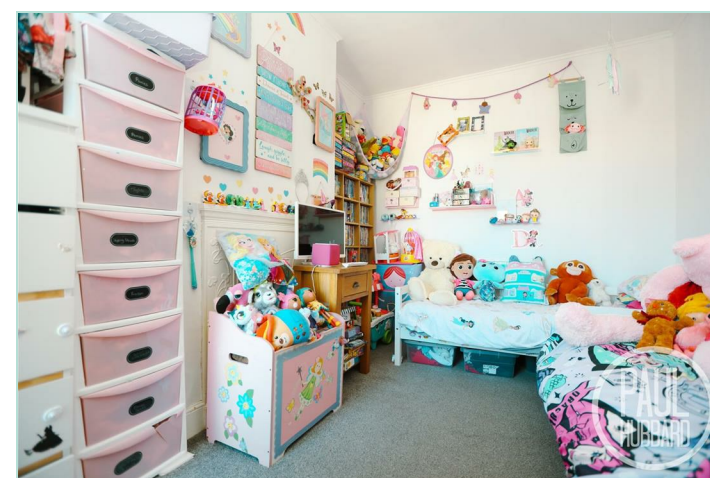
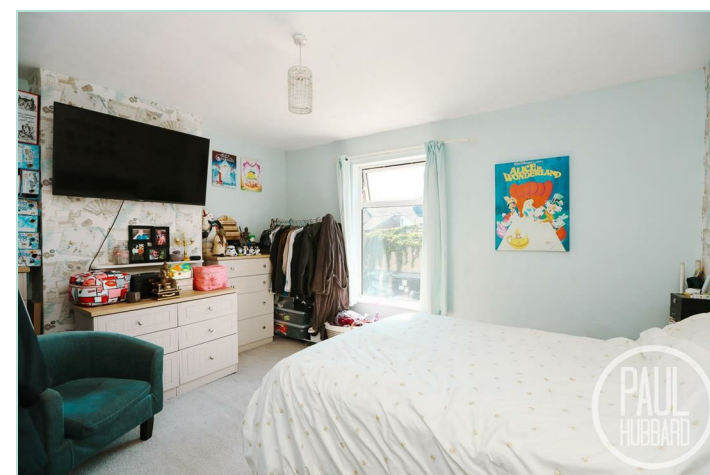
3.73 x 2.66

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a period fireplace.

### Bedroom 3

3.17 x 2.71

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



### Outside

To the front of the property, a wrought iron gate opens onto an easily maintained patio garden, complemented by a decorative shingle border.

To the rear, a decked area leads to a fully enclosed, north-west facing garden, featuring an artificial lawn and paved patio area. A timber gate provides access to the rear.

### 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.

