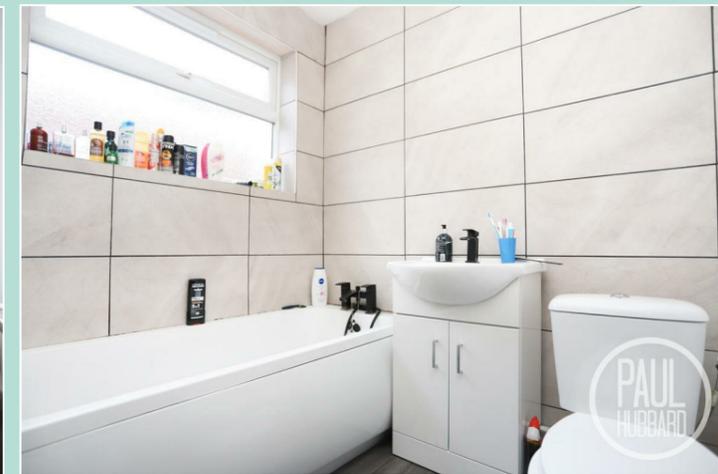


Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£115,000
 Offers In Excess Of



Bevan Street West

Lowestoft, NR32 2AE

- Mid terrace family home
- 3 bedrooms
- Ground floor bathroom
- 2 reception rooms
- UPVC double glazing & Gas central heating
- Rear patio garden
- Perfect for customisation & making your own
- Lucrative investment opportunity
- Great transport links locally
- Close to local amenities, shops & schools

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

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 01502 531218
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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.



Sitting Room

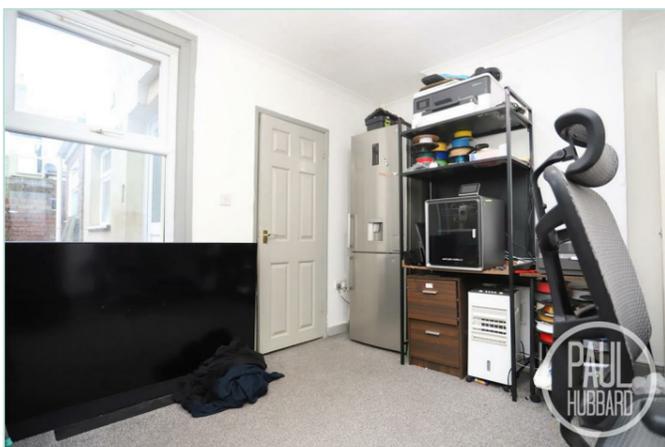
3.41 x 3.36

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, a door leads to the stairs and then through to the dining room.

Dining Room

3.03 x 3.36

Fitted carpet, UPVC double glazed window to the rear aspect, under-stair storage cupboard, radiator and a door open into the kitchen.



Kitchen

2.81 x 1.94

Vinyl 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, built-in oven, electric hob, a door opens into the bathroom & another out to the rear garden.

Bathroom

1.95 x 1.73

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, toilet, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap & a handheld shower attachment.

Stairs leading to the First Floor Landing

Doors opening to bedrooms 1 & 2.

Bedroom 1

4.35 x 3.39

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



Bedroom 2

4.36 x 3.07

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to bedroom 3.

Bedroom 3

2.75 x 1.72

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

Outside

A rear courtyard offers a practical space for storage while also providing a pleasant spot to enjoy some fresh air. It is fully enclosed by brick walls and benefits from secure, gated side access for added convenience and peace of mind. A pathway leads through to a divided garden area, where you'll find a private patio garden, also fully enclosed and bordered by a panel fence & brick wall surround, creating a secluded and low-maintenance outdoor space.

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.