

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			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£125,000  
 Guide Price



**Oxford Road**  
 Suffolk, NR32 1TW

- Well presented mid terrace
- Chain free
- 3 bedrooms
- Recently renovated
- Opportunity for off road parking to the rear
- UPVC double glazing throughout
- Close to local amenities, shops & schools
- Fully enclosed rear garden
- Gas central heating with combi boiler
- Nearby great transport links



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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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 railway 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.

### Summary

Well maintained by the current owner, this three-bedroom mid-terrace home has been recently renovated, featuring newly fitted flooring throughout and a fresh, modern finish. Offered chain free, the property is located in the heart of North Lowestoft, close to local amenities and comprises a separate sitting room, dining room open to the kitchen, neutral bathroom and a fully enclosed rear garden with potential for off-road parking.

### Sitting room

3.21m x 3.20m

UPVC double glazed window & entrance door to the front aspect, newly fitted carpet, radiator, exposed brick fireplace surround, consumer unit and a door which opens to the stairs & another through the dining room.

### Dining room

3.34m x 3.22m

UPVC double glazed window to the rear aspect, newly fitted carpet, under stair storage cupboard, decorative fireplace surround, radiator and an opening leads into the kitchen.

### Kitchen

3.70m x 1.70m

UPVC double glazed window to the side aspect, vinyl flooring, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, brand new built-in Lamina oven, ceramic hob, freestanding washing machine, space for a fridge freezer and an opening into the rear lobby.

### Rear lobby

1.80m x 0.79m

Tile flooring, space for storing coats & shoes, radiator, a door opens into the bathroom and a newly fitted UPVC door opens out to the rear garden.

### Bathroom

2.20m x 1.66m

Tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap with a handheld shower attachment and tile splash backs.

### Stairs leading to the first floor landing

Fitted carpet, doors opening into bedrooms 1 & 2.

### Bedroom 1

3.21m x 3.19m

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

### Bedroom 2

3.34m x 3.24m

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

### Bedroom 3

2.71m x 1.73m

Steps down to bedroom 3 which features laminate flooring, UPVC double glazed window to the rear aspect, gas combi boiler and a radiator.

### Outside

A fully enclosed rear garden features a decorative pathway leading to a patio area, with shingle borders, potted plants, and space for a table and chairs. The garden also includes a timber storage shed, outdoor tap, and a concrete pad with gated access offering potential for off-road parking.

### Agent Note

The property benefits from

- New fence panels
- Smart meters
- New light fittings throughout
- New flooring throughout
- Professionally cleaned guttering, roof and garden
- New oven, hob and sink
- All curtains to be staying

### 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 today to arrange your free, no obligation quote.

