

£220,000
Asking Price



Hervey Street

Lowestoft, NR32 2JG

- Semi detached family home
- 3 separate bedrooms
- Gas central heating with combi boiler
- Off road parking & garage
- Open-plan lounge/diner
- UPVC double glazed windows throughout
- Modern kitchen & bathroom
- Fully enclosed gardens front & rear
- Close to local amenities, shops & schools
- Great transport links





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.

Entrance Porch & Hallway

UPVC entrance door & double glazed obscure window to the front aspect, laminate flooring, space for storing coats & shoes, radiator, consumer unit, stairs leading to the first floor landing, under-stair storage cupboard and a doorway opening leads through to the kitchen.



Kitchen

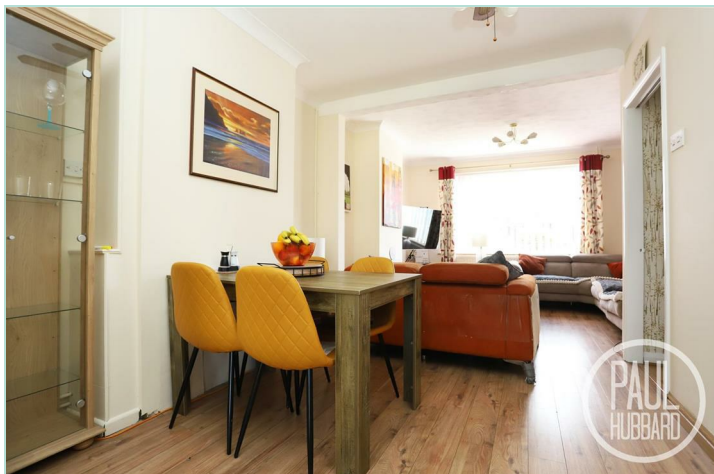
3.22 x 2.73

Laminate flooring, down lights, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, wall panels, inset composite sink & drainer with mixer tap, built-in double oven & microwave, high speed induction hob with an isolated circuit breaker, stainless steel extractor hood, integrated fridge-freezer, space for a dishwasher, UPVC stable door opens to the rear garden and a doorway opening leads through to the lounge/ diner.

Lounge/ Diner

6.40 max x 3.89 max

High quality Pergo laminate flooring, UPVC double glazed window to the front aspect, radiator, fireplace, French doors & windows to the rear aspect, opening into the conservatory.



Conservatory

4.83 x 2.78

Tile flooring, UPVC double glazed windows, radiator, laminate work surface with spaces & plumbing for a washing machine, tumble dryer, fridge & freezer, an insulated roof and UPVC French doors opening to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-3 & the bathroom.

Bedroom 1

3.38 x 3.25

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

Bedroom 2

3.39 max x 2.89 max

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

Bedroom 3

2.51 max x 2.11 max

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





Bathroom

2.17 x 2.09

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, down lights, extractor fan, toilet, wall-mounted wash basin set into drawers with a mixer tap, a panelled bath with a mixer tap, handheld & rainfall shower heads set above, glass shower screen and tiled walls.

Outside

At the front, a charming shingle garden features mature plants and shrubs, with a pathway leading to the main entrance door and gated access to the rear.

The rear garden offers a well-maintained lawn, beautifully planted borders, and a decked area with a pergola, ideal for outdoor seating or dining. Additional features include pedestrian access to the garage, outdoor lighting and tap, and a gated off-road parking space accessible from the rear.

Financial Services

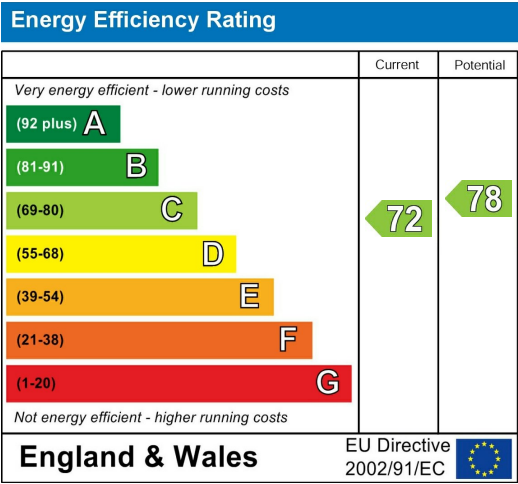
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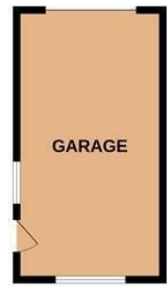




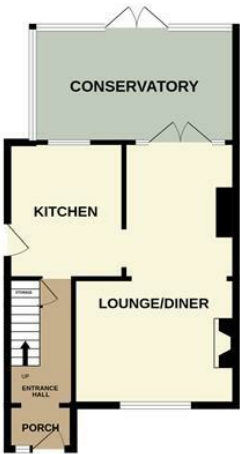
Tenure: Freehold
 Council Tax Band: A
 Local Authority: East Suffolk Council



GROUND FLOOR



1ST FLOOR



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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