

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

£125,000
 Guide Price



Cambridge Road
 Lowestoft, NR32 1TF

- Ideal first time buyer home
- 3 Bedrooms
- Open plan lounge/diner
- Close to local amenities, shops & schools
- Chain free/ sold with a tenant in situ
- Potential estimated yield of 7%
- Ideal for the investor
- Double glazing throughout
- Close to public transport links
- Positioned in the heart of North Lowestoft

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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.

Porch

UPVC Double glazed window to the front aspect, window to the side aspect and door opening to the lounge/diner.

Lounge/ Diner

8.35 x 3.21
UPVC double glazed window to the front and rear aspects, carpet flooring, stairs to first floor, radiators and opening to the kitchen.

Kitchen

2.08 x 1.68
UPVC double glazed window and door to the side aspect opening into the garden, tiled flooring, range of cupboards above and below laminate work surfaces, stainless steel sink and drainer, space for cooker, space for fridge, door to the bathroom.

Bathroom

2.4m max x 2.2m
UPVC double glazed window to the rear aspect, tiled flooring, heated towel rail, pedestal hand wash basin, toilet, panelled bath with shower over, space and plumbing for washing machine.

Bedroom 1

3.65 x 3.30
UPVC double glazed window to front aspect, radiator and carpet flooring,

Bedroom 2

3.64 x 3.34
UPVC double glazed window to the rear aspect, radiator, carpet flooring and doors opening to a built in storage cupboard and bedroom 3.

Bedroom 3

2.50 x 1.82
UPVC double glazed window to the rear aspect, carpet flooring and a radiator.

Outside

To the front is a paved garden area with brick wall surround.

To the rear is a paved garden within a brick wall and timber fence surround and rear access gate.

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.

