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£220,000
Asking Price







Alexandra Road

Lowestoft, NR32 1PL

- Bay-fronted family home, set over 3 floors
- Period features including Victorian fireplace
- Chain free
- 4 separate bedrooms
- First floor bathroom & ground floor shower room
- 2 reception rooms
- Modern kitchen & bathroom
- Fully enclosed rear courtyard garden
- Conveniently located for local amenities, shops & schools
- Great transport links nearby

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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.

Entrance Hall

Composite entrance door to the front aspect, tile flooring, fitted door mat, radiator, stairs to the first floor and doors opening to the sitting room, dining room, kitchen & under-stair storage.

Sitting Room

4.60 max x 4.03 max
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

Dining Room

3.68 x 3.27
Laminate flooring, radiator and UPVC French doors opening to the rear garden.

Kitchen/ Breakfast Room

6.87 max x 2.70 max
Vinyl flooring, x2 UPVC double glazed windows to the side aspect, spotlights, units above & below, laminate work surfaces, built-in double oven, ceramic hob & stainless steel extractor hood, inset ceramic sink & drainer with mixer tap, space for a fridge & washing machine, a door opens into the shower room and a UPVC door opens out to the rear garden.

Shower Room

2.05 x 1.53
Vinyl flooring, UPVC double glazed window to the side aspect, heated towel rail, toilet with inset wash basin, accessible flat top walk-in bath with mixer tap, electric shower set above and tile splash backs.

Stairs leading to the First Floor Landing

Fitted carpet, radiator, door opening to the bedrooms & bathroom and stairs to the second floor.

Bedroom 2

4.72 max into bay x 3.28
Fitted carpet, UPVC double glazed bay window to the front aspect and x2 radiators.









Bedroom 3

3.77 x 3.26

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

Bedroom 4

3.44 x 2.73

Fitted carpet, x2 dual aspect UPVC double glazed windows and a radiator.

Bathroom

2.81 x 1.71

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, extractor fan, toilet, pedestal wash basin with mixer tap, panelled p-shape bath tub with a mixer tap & a hand-held shower attachment, a mains-fed shower set above and tiled splash backs.

Stairs leading to Bedroom 1

Fitted carpet and a door opening into the bedroom.

Bedroom 1

4.72 max x 4.69 max

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

Outside

The brickweave driveway provides off-road parking for multiple vehicles and leads to the main entrance door at the front.

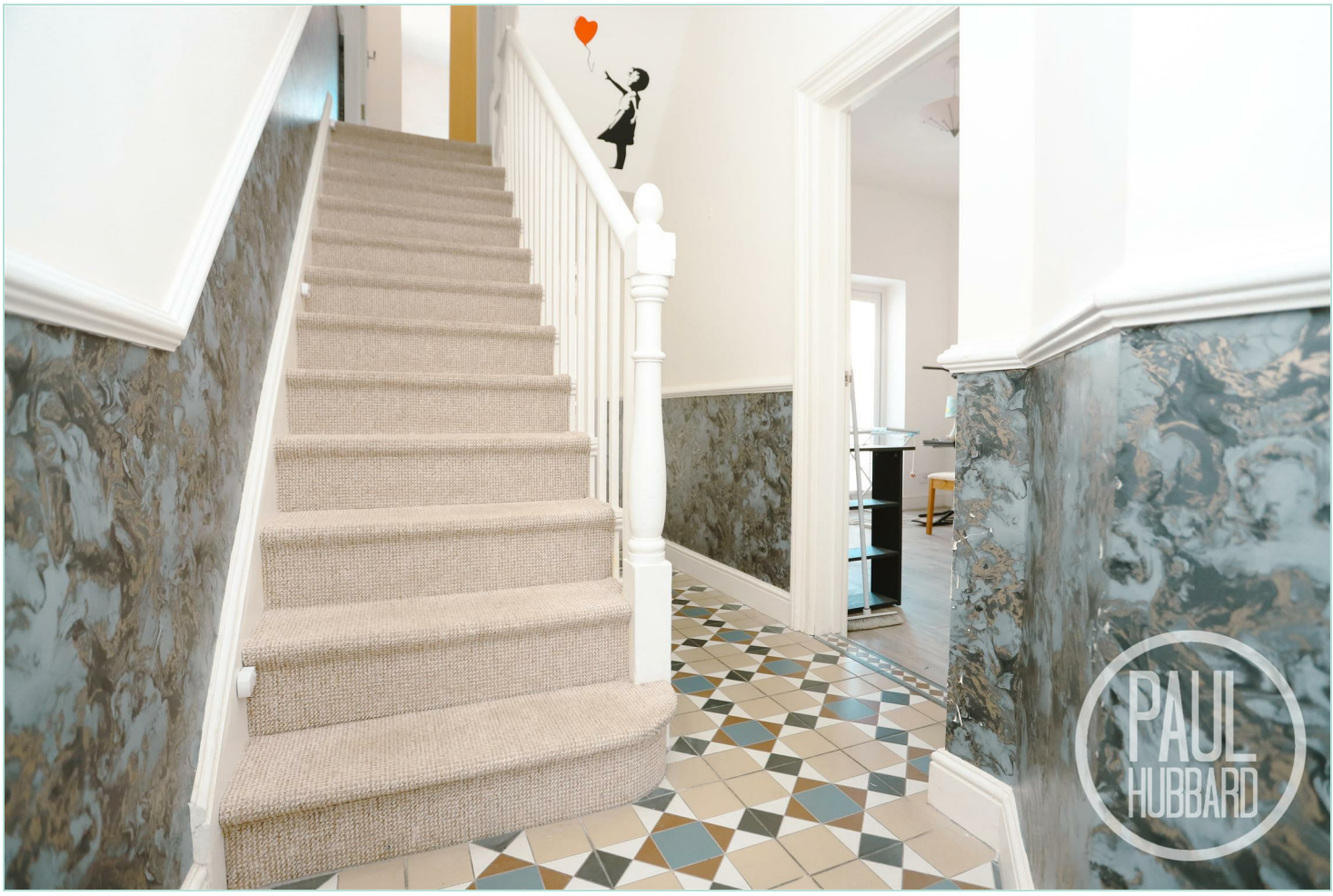
To the rear, there is a low-maintenance paved courtyard, fully enclosed by brick walling with gated access.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

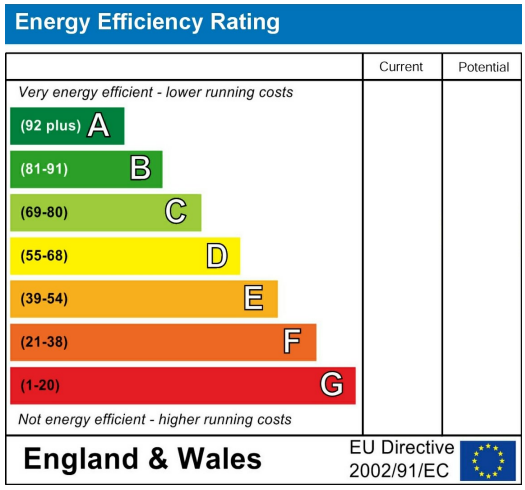

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Goodmans
Manual Microwave
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Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council





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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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