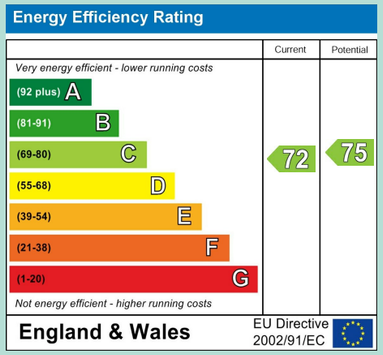
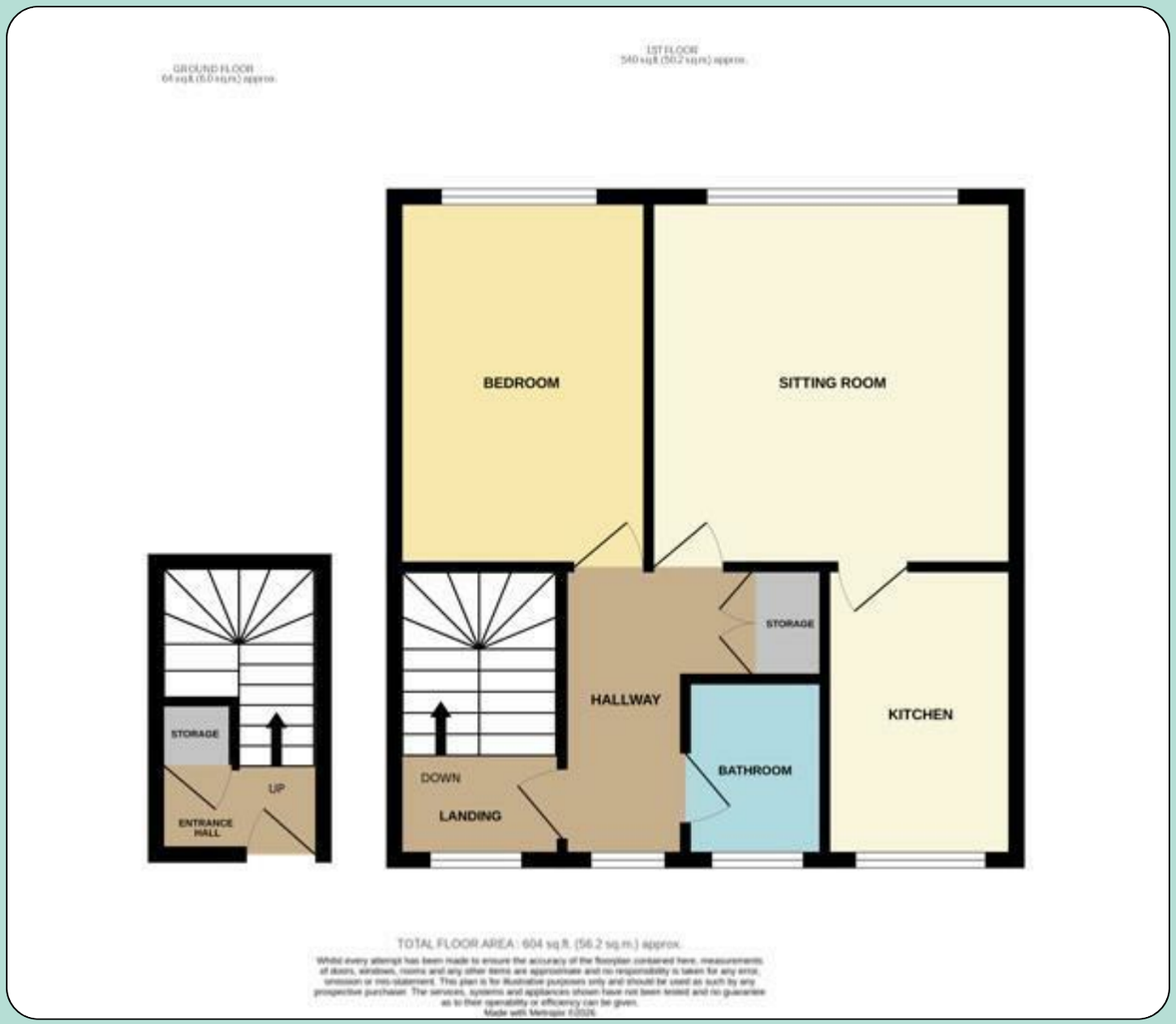
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Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council











Hollingsworth Road

Lowestoft, NR32 4AZ

- One bedroom first floor flat
- Chain free
- Separate sitting room and fitted kitchen
- Bathroom with panelled bath and electric shower
- Useful storage throughout, including two hallway cupboards
- Access to a communal rear garden and useful external storage outbuilding
- Gas central heating with combi boiler
- Opportunity to put your own stamp on it
- Close to local shops schools and amenities
- Great transport links nearby

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PAUL HUBBARD

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Suffolk
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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









Location - Lowestoft
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
UPVC door opens into the entrance hall, tiled flooring, understair storage and stairs leading to the first floor landing.

Stairs to the first floor landing
UPVC double glazed window to the front aspect, fitted carpet, timber bannister and a door to the hallway.

Hallway
UPVC double glazed window to the front aspect, fitted carpet, radiator, 2 x storage cupboards and doors leading to the bedroom, sitting room and bathroom.

Bedroom
4.08 x 2.80
UPVC double glazed window to the rear aspect, fitted carpet and a radiator.

Bathroom
1.95 x 1.53
Obscure UPVC double glazed window to the front aspect, vinyl flooring, part tiled walls, wall mounted wash basin, toilet and a panelled bath with hot and cold taps as well as an electric shower.

Sitting room
4.09 x 4.05
UPVC double glazed window to the rear aspect, fitted carpet, radiator and a door leading to the kitchen.

Kitchen
3.26 x 2.10
UPVC double glazed window to the front aspect, part tiled walls, vinyl flooring and work surfaces, radiator, combi boiler, units above and below with inset stainless steel sink and drainer with hot and cold taps, oven, fridge and washing machine all included within the sale.

Outside
Front
A metal gated entrance opens onto a paved pathway leading to the main entrance door and porch, with areas of lawn to either side. Opposite the entrance door is a useful storage outbuilding and bin store.

Rear
To the rear of the property is a communal garden, enclosed by a brick wall and featuring well-established borders containing a variety of mature plants, shrubs and trees.

Agent note
Please note that the back garden is shared by all residents within the block, and the front grassed area is maintained by the council.

Lease Information
The property is leasehold, held on a lease from East Suffolk Council, with approximately 103 years remaining.
The annual ground rent is £10.00pa
Buildings insurance for the current year is £165.94, paid up to 31st March 2027.
Annual service charge to be confirmed

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.

Disclaimer - Probate not granted
Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.







