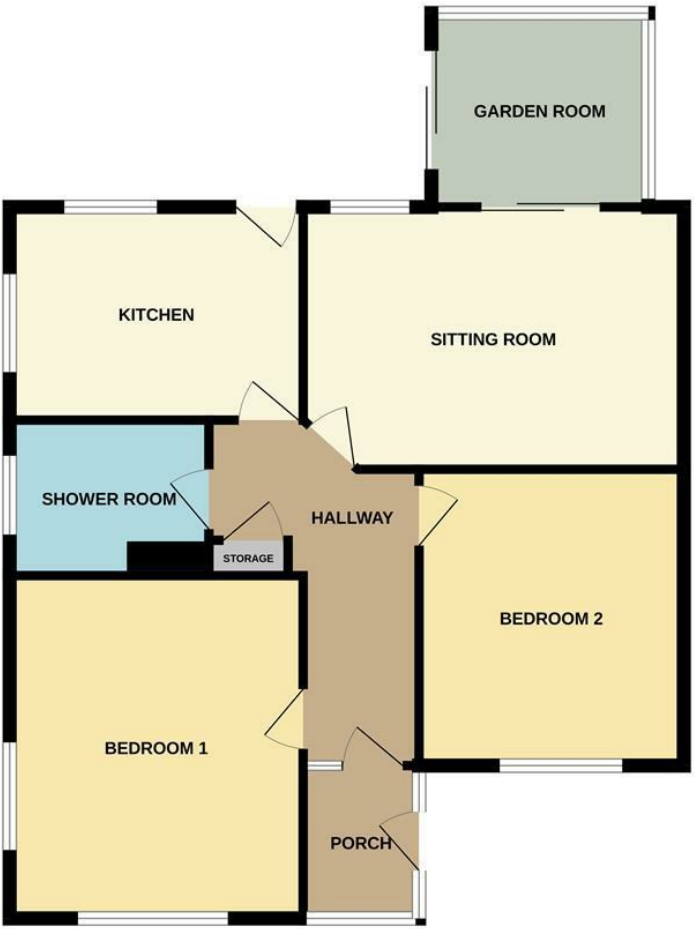


Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MALVERN RISE
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

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 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



Malvern Rise

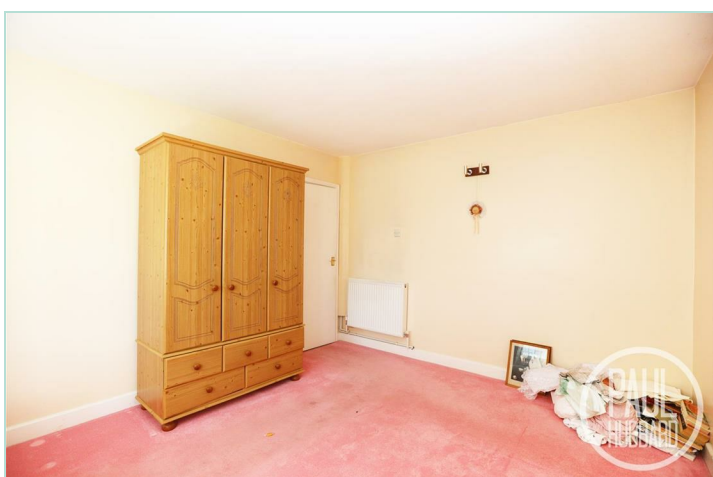
Lowestoft, NR32 4EH

- CHAIN FREE
- Two good-sized bedrooms
- Spacious sitting room with natural light
- Large garage plus off-road parking
- Fitted kitchen with potential to update
- Private rear garden
- Shower room with step-in shower
- Quiet residential location
- Entrance porch for added practicality
- Close to shops, amenities, and public transport links

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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 breathtaking 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

1.93m x 1.41

UPVC double glazed door to the side aspect, windows to the front and side, carpet flooring throughout and a door opens to the hallway.

Hallway

Laminate flooring throughout, a radiator, loft hatch and doors opening to the sitting room, kitchen, shower room, storage cupboard and bedrooms 1-2.

Bedroom 1

4.35m x 3.70m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout and a radiator.

Bedroom 2

3.74m x 3.36m

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

Shower room

2.53m x 1.96m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tiled walls, shower within cubicle, pedestal wash basin, toilet and a radiator.

Kitchen

3.34m x 3.11m

UPVC double glazed windows to the rear and side aspects, vinyl flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, wall mounted gas boiler, a radiator, and a door opens to the rear garden.

Sitting room

4.85m x 3.32m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to the garden room.

Garden room

2.74m x 2.46m

Windows surround, sliding doors to the side aspect leading to the rear garden.

Outside

To the front, a paved pathway leads down to the main entrance of the property. The driveway offers off-road parking and access to a garage, all framed by a smart brick surround with attractive stone detailing. The front garden is enhanced with a variety of well-maintained plants and shrubs, adding character and curb appeal. Gated access to the side provides a secure route through to the rear of the property.

To the rear, a sloped exit leads to a paved pathway, providing easy access around the garden. A well-maintained lawn is bordered by mature plants, trees, and shrubs, creating a natural and tranquil setting. The area is fully enclosed by fencing, offering a sense of privacy and security. Rear access to the garage is also available, adding convenience to this private outdoor space.

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.

