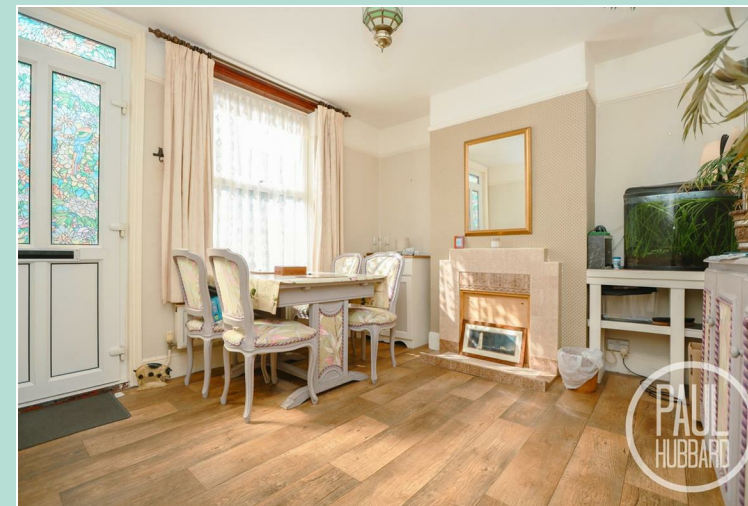


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£135,000
 Asking Price



Payne Street
 Lowestoft, NR33 0EZ

- Walking distance to the beach
- Mid terrace with 3 bedrooms
- Popular South Lowestoft location
- A great opportunity to put your own stamp on it
- Separate sitting room and dining room
- Close to local amenities
- Gas central heating
- Double glazing throughout
- Ideal for public transport links
- Enclosed rear garden



Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
 www.paulhubbardonline.com
 01502 531218
 info@paulhubbardonline.com

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



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.

Dining Room

3.46m x 3.36m
UPVC double glazed window and entrance door to the front aspect, vinyl flooring throughout, radiator, picture rail, feature fireplace and door opening to stairs leading to first floor landing and dining room.

Sitting Room

3.62m x 3.45m
UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, feature brick fireplace, doors opening to an under stairs storage cupboard and to the kitchen.

Kitchen

2.93m x 2.11m
UPVC double glazed window and door to the side aspect opening into the garden, vinyl flooring throughout, a radiator, part tile walls, units above and below, laminate work surfaces, stainless steel 1.5 sink with drainer, stainless steel extractor fan, wall mounted gas boiler, space for appliances including a washing machine, oven and fridge freezer, a sliding door opens to the bathroom.

Bathroom

3.15m max x 1.55m
UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, a radiator, wall mounted hand wash basin, a p-shape bath with handheld shower attachment and an opening which leads through to a separate area which houses the toilet.

First floor landing

Carpet flooring throughout, dado rail, doors opening to bedrooms 1 and 2.

Bedroom 1

3.45m x 3.35m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature fireplace and door opening to built in cupboard with loft hatch inside.

Bedroom 2

3.63m x 3.44m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, feature fireplace and door opening to bedroom 3.

Bedroom 3

2.95m x 2.16m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard.



Outside

To the front of the property, a gate opens onto a low-maintenance garden laid with concrete and shingle.

To the rear, a concrete pathway leads to a north-west facing garden, mainly laid to lawn, featuring a timber garden shed and a variety of plants and shrubs. A timber gate at the far end provides access to the rear.

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 today to arrange your free, no obligation quote.

