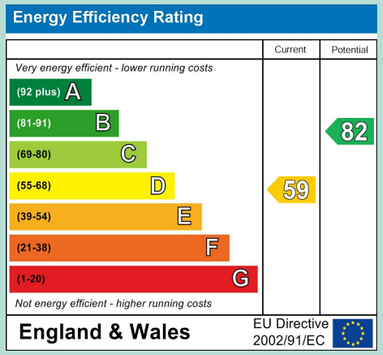
www.paulhubbardonline.com

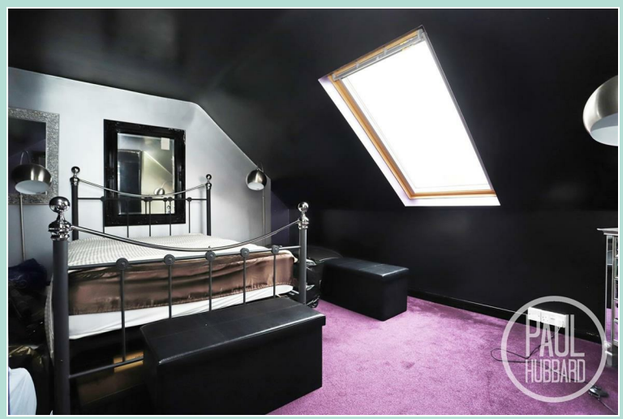
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council











St. Leonards Road

Kirkley, NR33 0EJ

- Mid terrace family home
- Set over 3 floors
- 3 double bedrooms
- 2 reception rooms
- Good size kitchen/ breakfast room
- Perfect for putting your own stamp on
- UPVC double glazing
- Gas central heating with combi boiler
- Walking distance to award winning beach
- Close to local amenities shops & schools

e - info@paulhubbardonline.com t - 01502 531218

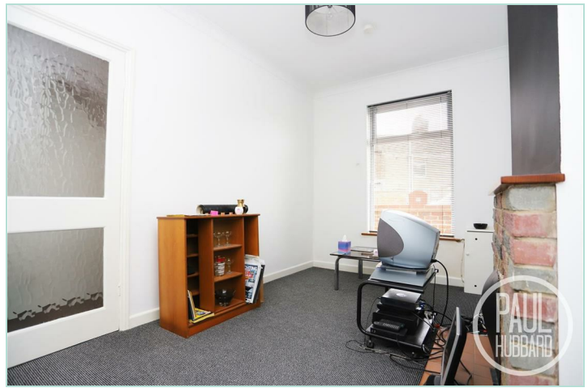
PAUL HUBBARD

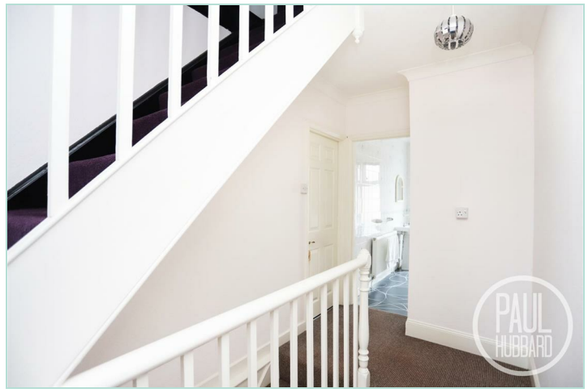
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

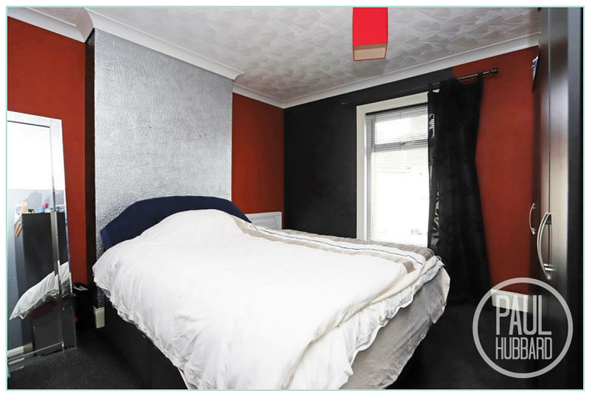
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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
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 & double glazed obscure window to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing, under stair storage cupboard and doors opening to the sitting room & dining room.

Sitting Room
3.94 x 2.65
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a fireplace.

Dining Room
4.39 x 3.67
Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fireplace and a door opens into the kitchen/ breakfast room.

Kitchen/ Breakfast Room
5.21 x 2.09
Vinyl flooring, x2 UPVC double glazed windows to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, spaces for a fridge-freezer, washing machine & dishwasher/ tumble dryer, built-in oven, ceramic hob & extractor hood and a UPVC door opens out to the courtyard.

Stairs leading to the First Floor Landing
Fitted carpet, UPVC double glazed window to the front aspect, gas combi boiler, loft access, stairs landing to bedroom 1 and doors opening to bedrooms 2-3 & the bathroom.

Bedroom 2
3.71 x 3.51
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3
3.95 x 3.56
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom
2.67 x 1.77
Vinyl flooring, radiator, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps, tiled walls and a fitted storage cupboard.

Bedroom 1
4.98 x 4.13
Fitted carpet, Velux window, radiator and a spacious eaves storage cupboard.

Outside
A wrought iron gate opens onto a paved frontage with decorative planting, fully enclosed by a brick wall. A pathway leads to the main entrance door, which is set beneath a storm porch.

To the rear, there is a paved courtyard providing space for outdoor seating or a table and chairs, fully enclosed by panel fencing for privacy.

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.





