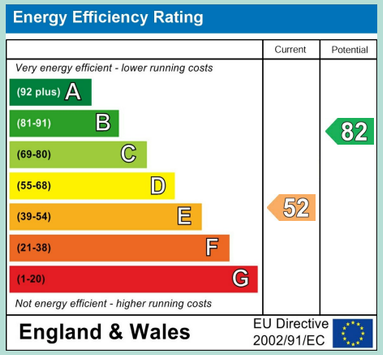
Tenure: Freehold
Council Tax Band: B
EPC Rating: E
Local Authority: East Suffolk Council











Park Road

Lowestoft, NR32 1SP

- Bay fronted mid terrace home
- Chain free
- 2/3 bedrooms
- Additional bedroom or versatile reception space
- Spacious open-plan lounge diner
- Ground floor shower room & first floor bathroom
- Kitchen with adjoining utility room
- Off road parking & garage to the rear
- Nearby the gorgeous sparrows nest park
- Close to local amenities, shops & schools

e - info@paulhubbardonline.com t - 01502 531218

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 - 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 to the front aspect, exposed floorboards, radiator, stairs to the first floor, under-stair storage cupboard and doors opening to the lounge/ diner & kitchen.

Lounge/ Diner
8.01 max into bay x 3.44 max
Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators, fireplace and a UPVC door with side panel window opens to the rear garden.

Kitchen
3.32 x 2.70
Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, built-in oven, ceramic hob & stainless steel extractor hood, space for a fridge-freezer and a door opens to the utility room.

Utility Room
2.70 max x 3.86 max
Tile flooring, UPVC double glazed window to the side aspect, radiator, laminate work surface, space for a washing machine & tumble dryer, spotlights, doors open to the shower room & bedroom and a UPVC door opens to the rear garden.

Shower Room
1.94 x 1.65
Tile flooring, UPVC double glazed obscure window to the side aspect, spotlights, heated towel rail, toilet, pedestal wash basin with mixer tap, mains-fed shower and tile splash backs.

Bedroom 3/ Reception Room
3.00 x 2.62
Perfect for use as a bedroom, home office or additional reception room, featuring laminate flooring, radiator and UPVC French doors to the rear garden.

Bedroom 1
4.62 x 3.63
Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

Bedroom 2
3.63 x 2.97
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom
3.33 x 2.71
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, spotlights, built-in storage cupboard (housing the gas combi boiler), toilet, panelled bath tub with mixer tap, pedestal wash basin with mixer tap, walk-in mains-fed shower set into a cubicle enclosure and tile splash backs.

Outside
Gated access opens onto a paved frontage, fully enclosed by a brick wall surround, leading to the main entrance door, which is sheltered by a storm porch.

The rear garden offers a paved patio area, laid lawn and shingle section, complemented by planted beds. There is also a timber storage shed, pedestrian access to the garage, and gated rear access. The garden is fully enclosed by panel fencing, providing a good degree of privacy.

Garage
5.09 x 3.50 approx.
Off-road parking and a detached garage are positioned to the rear of the property, providing excellent options for secure parking and storage. The garage benefits from an up-and-over door to the front, a UPVC double-glazed window and a UPVC pedestrian access door.

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.







