

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£140,000
Asking Price



ONTARIO ROAD
TOTAL FLOOR AREA: 778 sq. ft. (72.3 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.
Made with Metroplan (2025)



Ontario Road Lowestoft, NR33 0EU

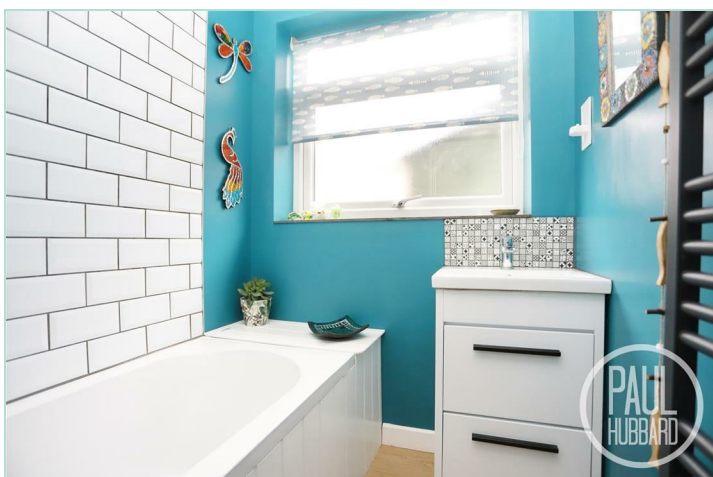
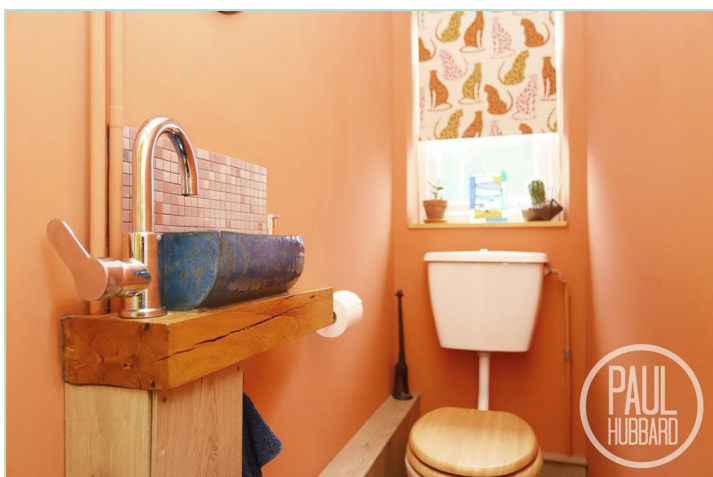
- Well presented mid terrace home
- 3 separate bedrooms
- Modern décor throughout
- Fully enclosed South/ East facing rear courtyard garden
- Built-in storage solutions
- Close to local amenities, shops & schools
- Walking distance to Kirkley high street
- UPVC double glazing
- Gas central heating with combi boiler new May 2025
- Open-plan lounge/ diner



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

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

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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 Hall

Main entrance door to the front aspect, consumer unit, fitted carpet, radiator, stairs leading to the first floor landing and a door opens into the lounge/ diner.

Lounge/ Diner

6.55 max x 3.13 max

Fitted carpet, x2 dual aspect UPVC double glazed windows, x2 vertical radiators, cast iron wood burner, feature ash mantle, under stair storage cupboard and a door opens into the kitchen.

Kitchen

2.86 x 2.43

Laminate flooring, UPVC double glazed window to the side aspect, gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, electric hob & extractor hood, space for a fridge-freezer, washing machine & dishwasher and a door opens to the rear lobby.

Rear Lobby

2.31 x 0.88

Laminate flooring, doors opening to the WC, bathroom and a UPVC door opens out to the rear garden.

WC

1.83 x 0.74

Laminate flooring, UPVC double glazed obscure window to the rear aspect, toilet, feature wash basin with a mixer tap and a tile splash back.

Bathroom

1.83 x 1.48

Laminate flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tile splash backs, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above.

Stairs leading to the First Floor Landing

Fitted carpet, loft access, radiator, fitted storage cupboard with double doors and doors opening into bedrooms 1-3.

Bedroom 1

3.66 x 3.02

Fitted carpet, UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

Bedroom 2

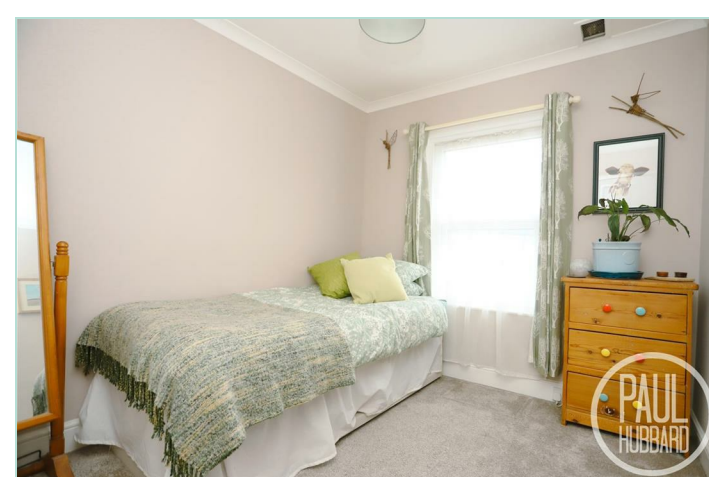
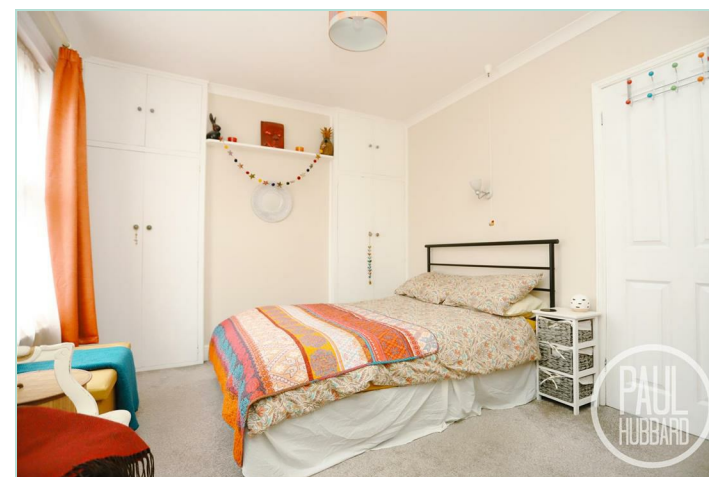
3.34 x 2.44

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

2.85 x 2.41

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



Outside

The main front entrance door is sheltered by a storm porch and opens into the main entrance hall.

To the rear is a south-east facing courtyard garden, paved for low maintenance and offering space for a table and chairs with potted plants. The garden also benefits from a timber storage shed, outdoor tap, and is fully enclosed by brick walls with gated rear access.

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.

