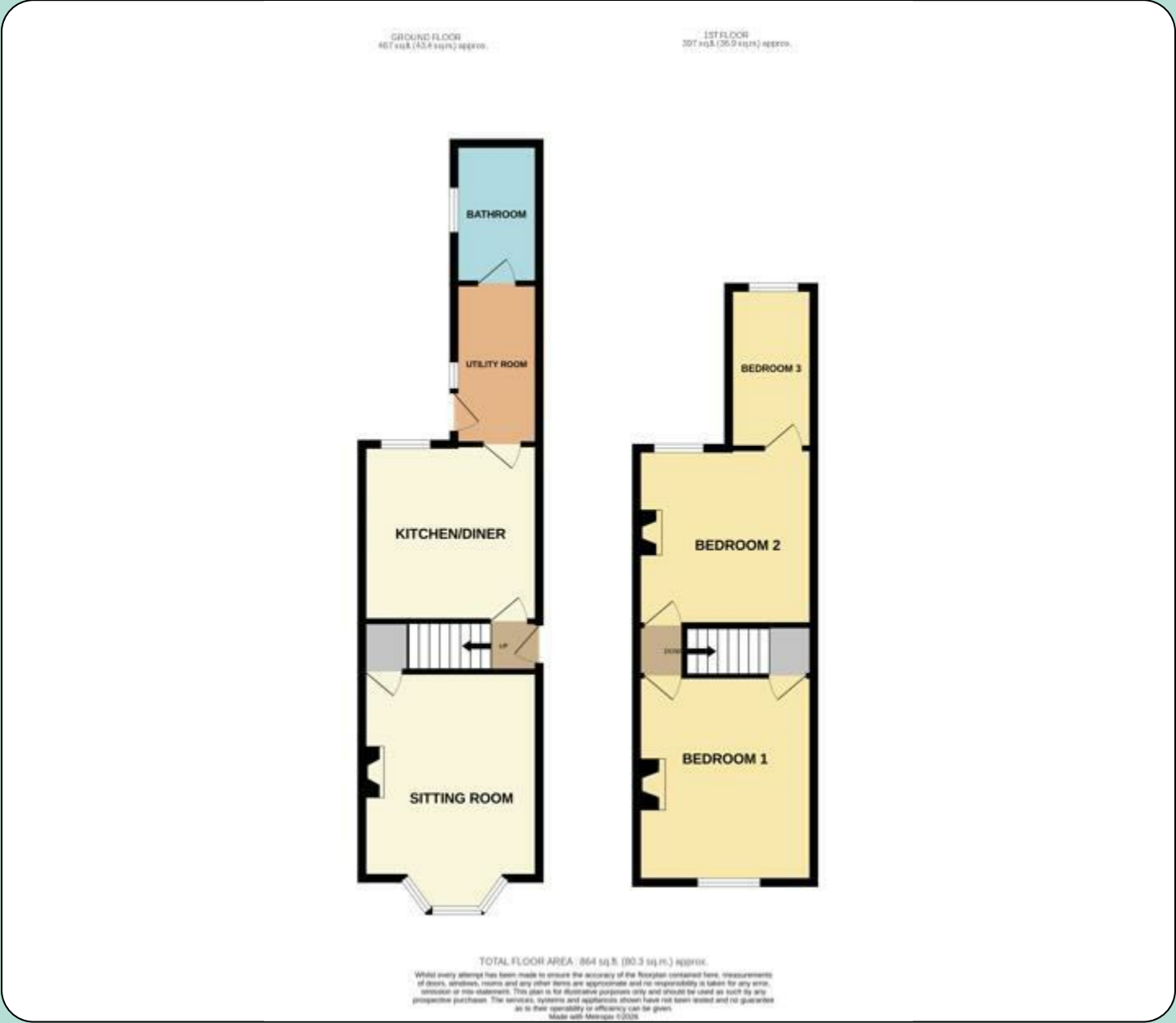


Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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



£160,000
Offers In Excess Of



Edinburgh Road
Lowestoft, NR32 1SU

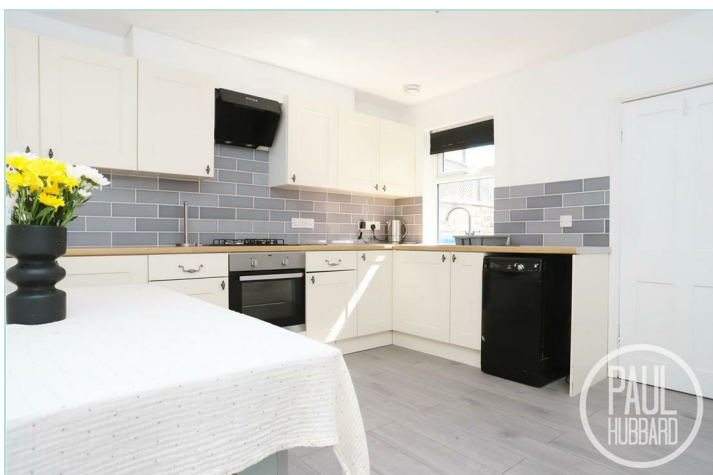
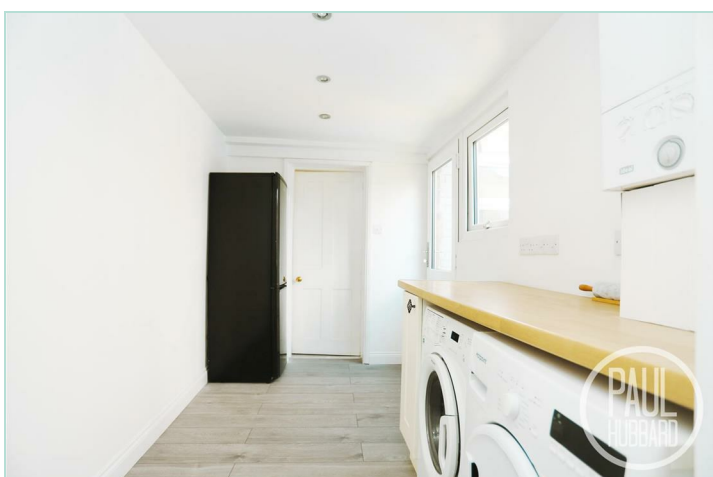
- Chain free
- Bay fronted end terrace home
- South facing garden
- Completely refurbished in 2018
- Gas central heating
- Highly popular location
- Modern decor throughout
- Perfect investment or family home
- Close to local amenities and transport links
- Utility Room



Paul Hubbard Estate Agents
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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 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 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

UPVC front door to the side aspect, with glass panel above door, fitted carpet leading to stairs with doors leading into kitchen and living room.

Bedroom 1

3.87 x 3.68

Fitted carpet, UPVC double glazed window to the front aspect, fire place and a radiator. Storage cupboard with loft access.

Bedroom 2

3.68 x 3.60

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

Bedroom 3

3.27 x 2.06

Fitted carpet, UPVC double glaze window to rear aspect, a radiator.

Sitting Room

3.87 x 3.68

Fitted carpet, UPVC double glaze bay window to the front aspect, fire place, under stairs storage cupboard and a radiator.

Bathroom

2.85 x 1.75

Vinyl flooring, UPVC double glazed obscure window to the side aspect, a radiator, toilet, hand wash basin with mixer tap and vanity unit underneath. Bathroom mirror with outlet for shaver. Extractor fan, Aqua board wall panel. Bath tub with mains fed mixer tap, and both an over head waterfall shower and hand held shower attachment.

Utility

3.27 x 1.95

Laminate flooring, UPVC double glazed door to the rear garden, UPVC double glazed window to side aspect, laminate work surface with space for a washing machine and tumble drier. Space for fridge freezer. Wall mounted combi boiler.

Kitchen

3.63 x 3.61

Laminate flooring, UPVC double glazed window to the rear aspect. Tile splash backs, base and over head units, laminate work surfaces, stainless steel sink with drainer and mixer tap, built in oven and gas hob.

Outside

Artificial grass path leading to a raised decking area, creating an ideal space for socialising and entertaining. The south-facing garden is designed for low-maintenance living and features a variety of mature shrubs and established plants. The garden is fully enclosed by brick walls and panel fencing, offering a private and peaceful outdoor space. Rear garden also includes a shed.

To the front of the property is an enclosed brick-walled front garden, providing a convenient and discreet area for bin storage.

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.

