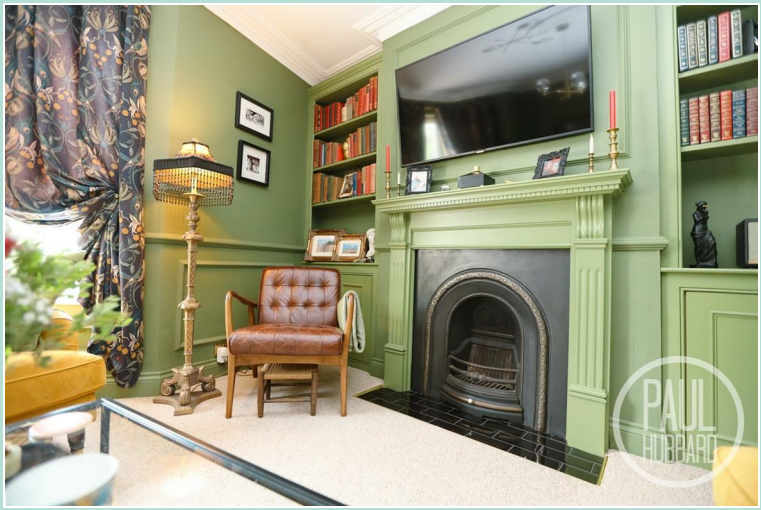
www.paulhubbardonline.com

£230,000
Asking Price







Rectory Road

Suffolk, NR33 0ED

- Beautifully presented end-terraced house
- Modern décor throughout
- Spacious sitting room
- Separate dining room
- Contemporary fitted kitchen
- Three well-proportioned bedrooms
- Ground floor shower room and first floor WC
- Gas central heating
- South-west facing rear garden
- Walking distance to the beach

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









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

Entrance door to the front aspect, LVT flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room, kitchen and a storage cupboard.

Sitting room

4.17m to bay x 4.16m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator, built in storage and a feature fireplace.

Dining room

3.65m x 2.94m

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

Kitchen

4.33m x 2.51m

X2 UPVC double glazed windows to the side aspect, tiled flooring throughout, a radiator, units above and below, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for a washing machine and fridge/ freezer, breakfast bar, a wall mounted gas boiler and an opening to the lobby.

Lobby

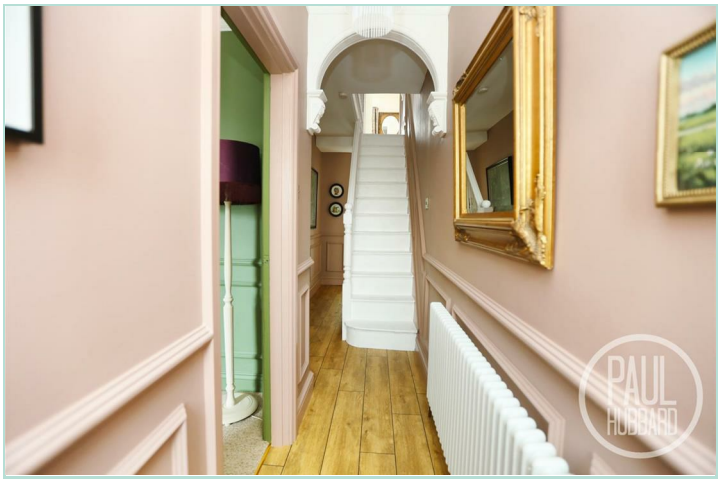
1.87m x 0.80m

Vinyl flooring throughout and doors opening to a storage cupboard, bathroom and rear garden.

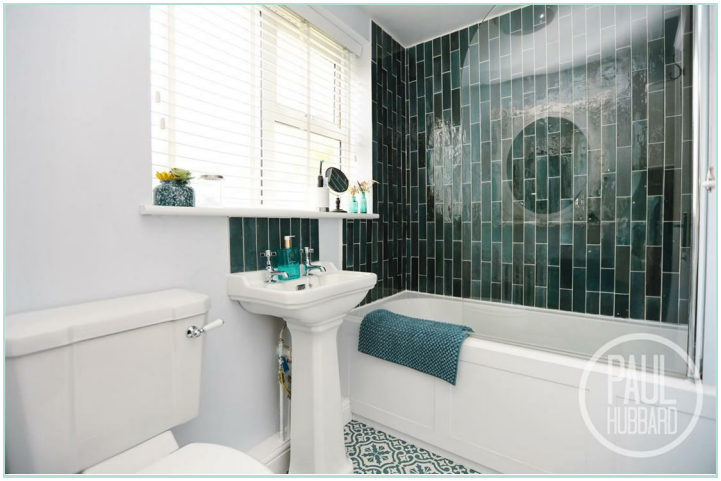
Bathroom

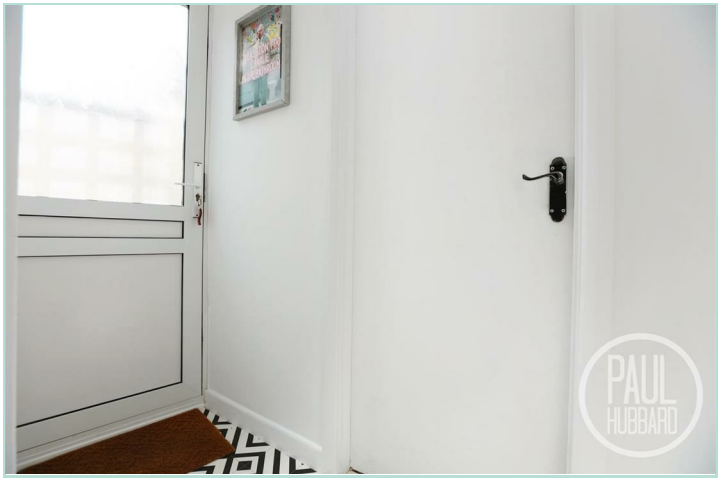
2.40m x 1.41m

UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, toilet, pedestal wash basin, bath with overhead shower and a radiator.









Stairs leading to the first floor landing

Wood flooring throughout, dado rail, loft access and doors opening to the WC, storage cupboard and bedrooms 1-3.

Bedroom 1

4.86m max x 4.00m to bay
UPVC double glazed bay window to the front aspect, wood flooring throughout, built in wardrobe, feature fireplace and a radiator.

Bedroom 2

3.64m x 2.91m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

WC

1.42m x 0.88m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, toilet with sink and a radiator.

Bedroom 3

3.32m x 2.53m
UPVC double glazed door to the rear aspect opening onto a balcony, wood flooring throughout and a radiator.

Outside

To the front a pathway leads to the main entrance door, with an attractive brick surround. The front of the property also benefits from outdoor lighting and a low-maintenance stone area, creating a neat and welcoming approach.

To the rear a south-west facing garden featuring a patio area and a paved pathway, with gated side access. The garden is enclosed by fencing and includes a garden shed, an outside tap, and a variety of established plants, trees, and shrubs. The balcony overlooks the garden, providing an attractive outlook over the outdoor space.

Financial services

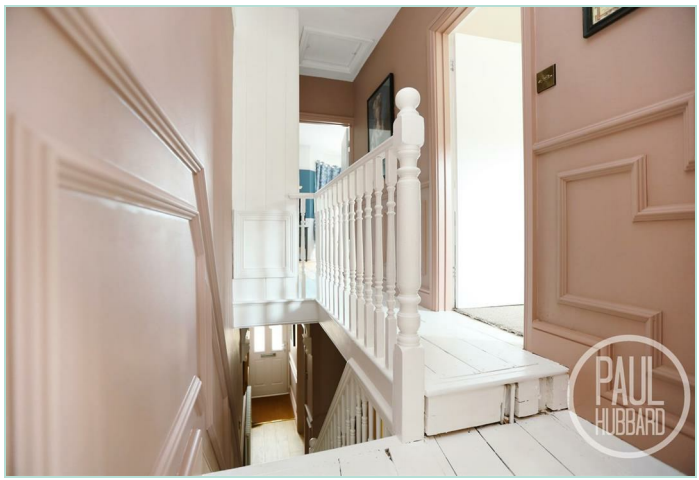
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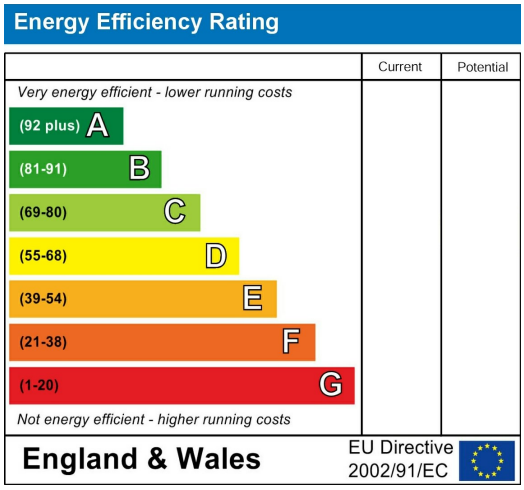








Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk





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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 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