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# London Road South

Lowestoft, NR33 0BG

- Well presented, characterful period property
- 6 Separate sizeable bedrooms
- Chain free
- Set across 3 floors with added basement
- Walking distance to the beach
- Bay fronted
- Separate dining room and sitting room
- Great storage throughout
- Kitchen with adjoining utility space and cloakroom
- Close to local amenities

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## 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

A period timbre entrance door leads into the entrance hall with tiled flooring, radiator, cupboard housing the consumer unit, doors leading to the sitting room, dining room and kitchen. With stairs leading up to the first floor landing. Decorative period features throughout including a dado rail, picture rail, and ceiling rose.

## Sitting room

4.90 x 4.04 max

Timbre double glazed sash bay window to the front aspect, laminate flooring, 2 x radiators, picture rail, decorative cast iron fireplace and sliding doors leading into the dining room.

## Dining room

3.84 x 3.72

UPVC double glazed window to the rear aspect, radiator, laminate flooring, picture rail, original feature fireplace and door leading to entrance hall.

## Kitchen

4.78 x 3.22

UPVC double glazed window to the side aspect, tiled flooring and part tiled walls, radiator, units above and below, laminate work surfaces, double inset stainless steel sink and drainer with mixer tap, spaces for a dishwasher, fridge freezer and range master style cooker (negotiable to stay) With doors leading to utility room and basement.

## Utility room

1.78 x 1.55

UPVC double glazed window to the rear aspect, tiled flooring, fitted combi boiler, space for a washing machine/tumble dryer and timbre period door leading to courtyard garden and internal door to the cloakroom.

## Cloak room

1.78 x 1.59

Vinyl flooring, heated towel rail, wash basin inset to a vanity unit with mixer tap, tiled walls and toilet.

## Basement

5.29 x 4.97 max

Timer stairs leading down to a hall space with tiled flooring, electrical sockets, UPVC double glazed window to the rear aspect, 2x timbre doors separating a storage cupboard and a larger room with ample opportunity.

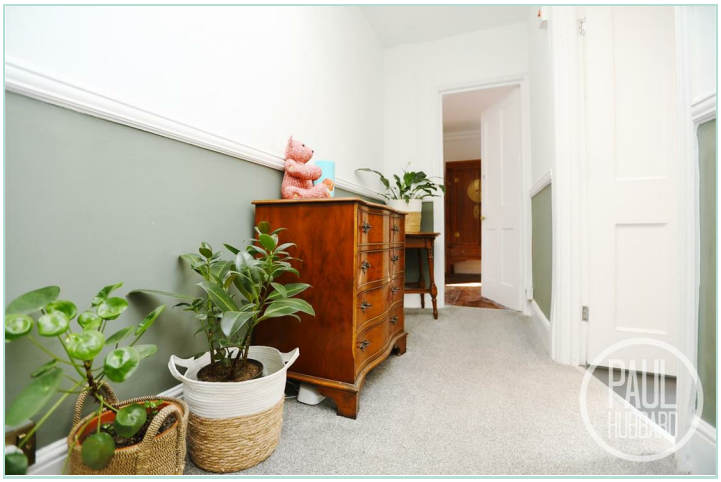
## Stairs leading to the first floor landing

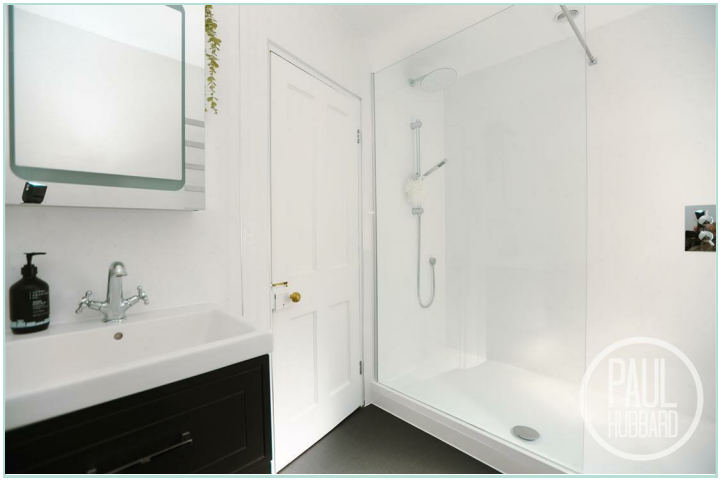
Fitted carpet, and doors leading to bedrooms 1,2,3 and family shower room. Feature Velux window and dado rail.

## Bedroom 1

5,33 x 3.97 max

Timbre frame UPVC bay fronted sash window and additional window to the front aspect, laminate flooring, radiator, picture rail and an original feature fireplace within a traditional wood carved surround.





### Bedroom 2
3.69 x 3.77
UPVC double glazed window to the rear aspect, laminate flooring, radiator, picture rail and original feature fireplace. Along with door opening to built in storage cupboard.

### Bedroom 3
3.25 x 2.81
UPVC double glazed window to the rear aspect, original exposed floorboards throughout and radiator.

### Shower room
2.69 x 1.83 max
Obscure UPVC double glazed window to the side aspect, laminate flooring, aqua board panelled walls, heated towel rail, large walk in mains fed shower with both handheld and rainfall heads, toilet and wash basin inset to a vanity unit.

### Stairs leading to 2nd floor landing
Fitted carpet, UPVC double glazed window to the rear aspect, doors leading to bedrooms 4,5,6 and access to the loft hatch with dado rail.

### Bedroom 4
3.87 x 3.76 max
UPVC double glazed window to the rear aspect, Fitted carpet, radiator, built in wardrobe and original feature fireplace.

### Bedroom 5
4.11 x 3.29
Timbre framed UPVC double glazed sash window to the front aspect, fitted carpet, radiator and original feature fireplace.

### Bedroom 6
3.08 x 2.93
Timbre framed UPVC double glazed sash window to the front aspect, fitted carpet and radiator.

### Outbuilding
Brick built outbuilding perfect for storage with electric and lighting set off the back of the utility/cloakroom.

### Outside
Front

To the front of the property, brick walls enclose the garden, with a metal gate providing access to the original pathway leading to the entrance door. To one side of the pathway is a raised, landscaped area featuring decorative stone, rubber chippings and a selection of established plants.

Rear

To the rear of the property is a south-facing courtyard garden, comprising a paved seating area enclosed by brick walls and recently fitted panelled fencing. The garden benefits from an outside tap and lighting, with additional areas providing excellent space for potted plants, shrubs and trees. Gated access leads conveniently to the rear alleyway.

### 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.

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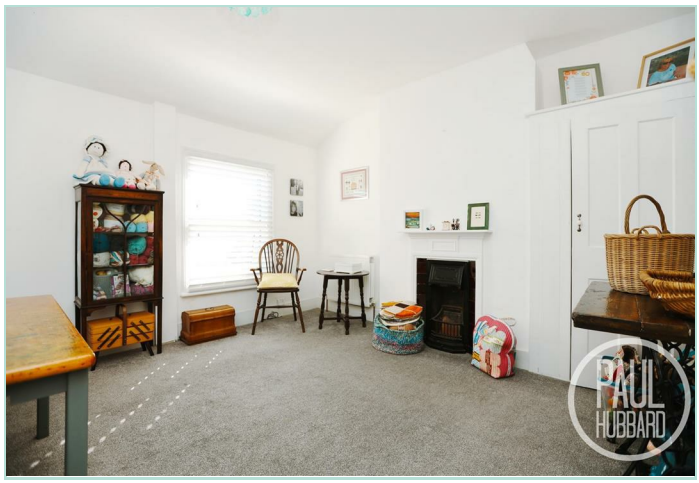
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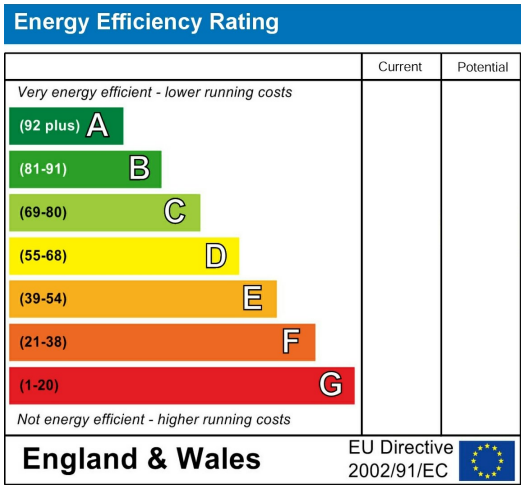
Tenure: Freehold
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk Council



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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.
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