



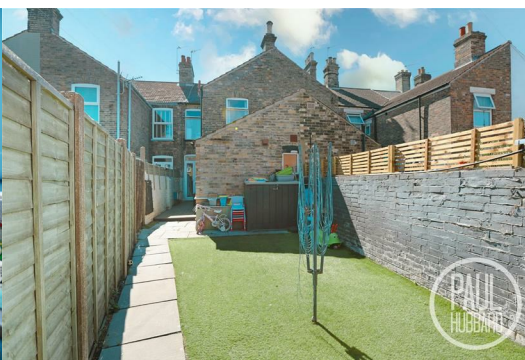
8 Beaconsfield Road

, Lowestoft, NR33 0RJ

Asking Price £150,000



A three bedroom bay fronted home in a popular South Lowestoft location, within walking distance of the beach and local amenities. The property comprises two reception rooms, a separate kitchen and utility room, three bedrooms and a family bathroom. Outside are low maintenance front and rear gardens, with the rear garden fully enclosed and north-west facing.



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 entrance door to the front aspect, laminate flooring, doorway openings lead to the sitting room & dining room and stairs lead to the first floor landing.

Dining Room 14'1" max into bay x 10'10" (4.30 max into bay x 3.31)

Exposed floorboards, UPVC double glazed window to the front aspect, radiator and a gas fireplace.

Sitting Room 12'2" x 11'1" (3.73 x 3.40)

Laminate flooring, radiator, under-stair storage cupboard, French doors opening to rear garden & a doorway opening to the kitchen.

Kitchen 10'4" x 8'10" (3.16 x 2.70)

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, double oven, gas hob & stainless steel extractor hood, gas combi boiler (5 year warranty remaining), space for an integrated dishwasher, fridge & freezer and a doorway opening leads to the utility room.

Utility Room 8'9" x 5'11" (2.69 x 1.81)

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, space for a washing machine, a door opens to the bathroom and a UPVC door opens to the exterior.

Bathroom 8'6" x 5'2" (2.60 x 1.58)

Vinyl flooring, dual aspect UPVC double glazed obscure windows, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, laminate surface, light up mirror, tiled bath tub with a mixer tap & a handheld shower attachment, plus an additional mains-fed shower set above.

Stairs to the First Floor Landing

Fitted carpet, loft access, doors opening to the bedrooms & a storage cupboard.

Bedroom 1 14'2" x 11'7" (4.32 x 3.55)

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

Bedroom 2 12'2" x 8'8" (3.73 x 2.66)

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

Bedroom 3 10'4" x 8'10" (3.17 x 2.71)

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

Outside

To the front of the property, a wrought iron gate opens onto an easily maintained patio garden, complemented by a decorative shingle border.

To the rear, a decked area leads to a fully enclosed, north-west facing garden, featuring an artificial lawn and paved patio area. A timber gate provides access to the rear.

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.

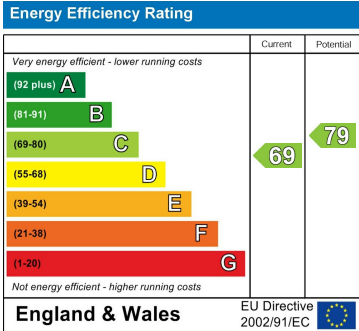
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.