

£150,000
Offers In Excess Of



Kimberley Road

Lowestoft, NR33 0UE

- Bay front semi detached family home
- 2 separate bedrooms
- South facing rear garden
- Generous off road parking
- Garage
- Double glazing throughout
- Close to local shops and amenities
- Perfect for making your own
- Chain free
- Hallway entrance

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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 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

Fitted carpet, radiator, UPVC double glazed obscure window to the side aspect, fuse box, stairs leading to the first floor landing and a door opening into the dining room.

Sitting room

3.65 max into bay x 3.50 max

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

Dining room

3.62 max x 2.53 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, feature gas fireplace with back boiler, double doors open into the sitting room and doors open into the under stairs storage cupboard and the kitchen/ breakfast room.

Kitchen/breakfast room

3.16 x 2.45

Tile flooring, x2 UPVC double glazed windows to the side & rear aspect, radiator, tile splash backs, units below a laminate work surface, inset stainless steel sink with hot & cold taps & a double draining board, a breakfast bar, spaces for a fridge-freezer, oven & washing machine and a door opens to the rear garden.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed obscure window to the rear aspect, loft access and doors opening to bedrooms 1-2, bathroom and cloakroom.

Bedroom 1

3.66 max into bay x 2.92

Fitted carpet, UPVC double glazed bay window to the front aspect and x2 built in wardrobes.





Bedroom 2

2.92 x 2.80

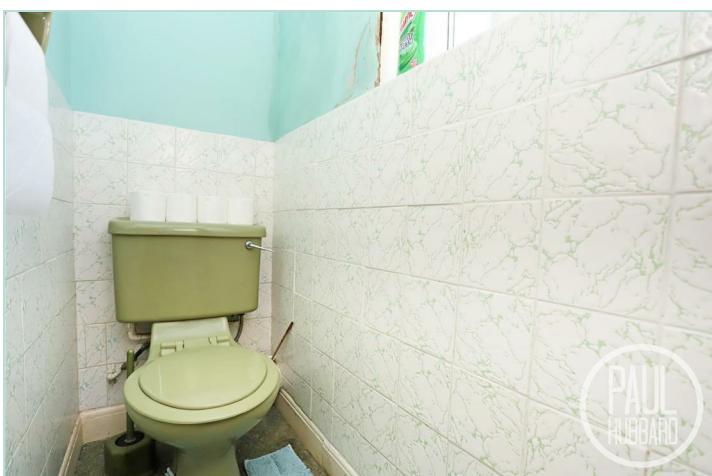
Fitted carpet, UPVC double glazed window to the rear aspect and a door opens into the airing cupboard.



Bathroom

2.15 max x 1.15 max

Fitted carpet, UPVC double glazed obscure window to the front aspect, radiator, tile splash backs, a panelled bath with hot & cold taps and a pedestal wash basin with hot & cold taps.



Cloakroom

1.97 x 0.7

Fitted carpet, UPVC double glazed obscure window to the side aspect and a toilet.



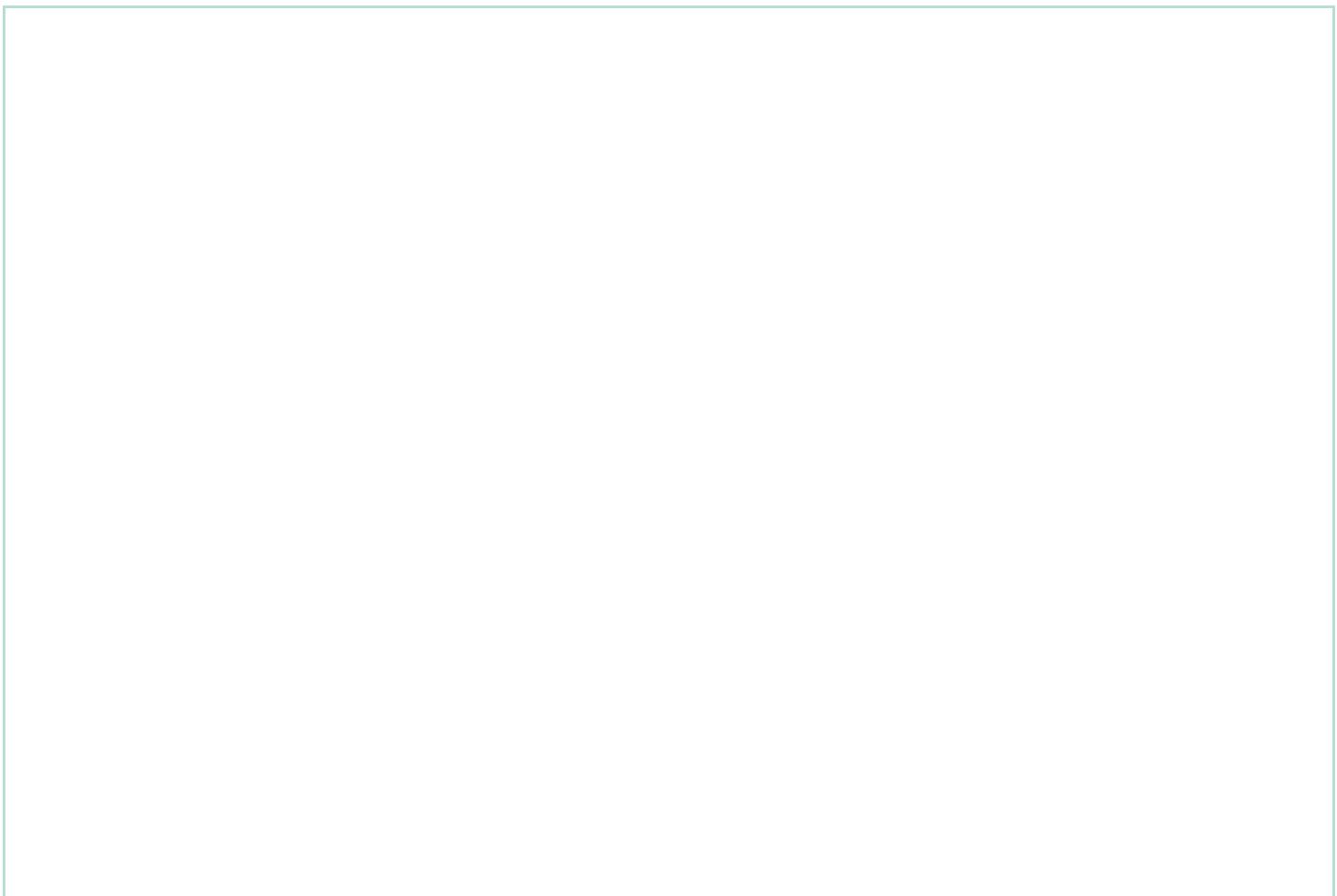
Outside

At the front double gates open to a generous driveway providing off road parking for multiple vehicles. A step leads up to the storm porch sheltering the front door and at the side a driveway leads up to a detached brick built garage at the rear.

The rear garden consists of laid lawn, a green house, a detached brick built garage and space for off road parking, all of which is fully enclosed by a panel fence surround.

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.



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

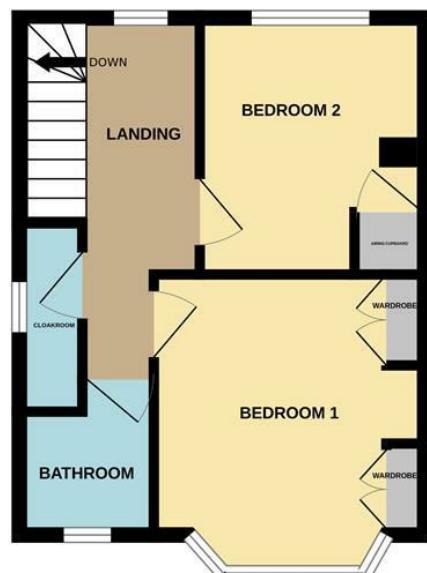
Energy Efficiency Rating

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

GROUND FLOOR



1ST FLOOR



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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