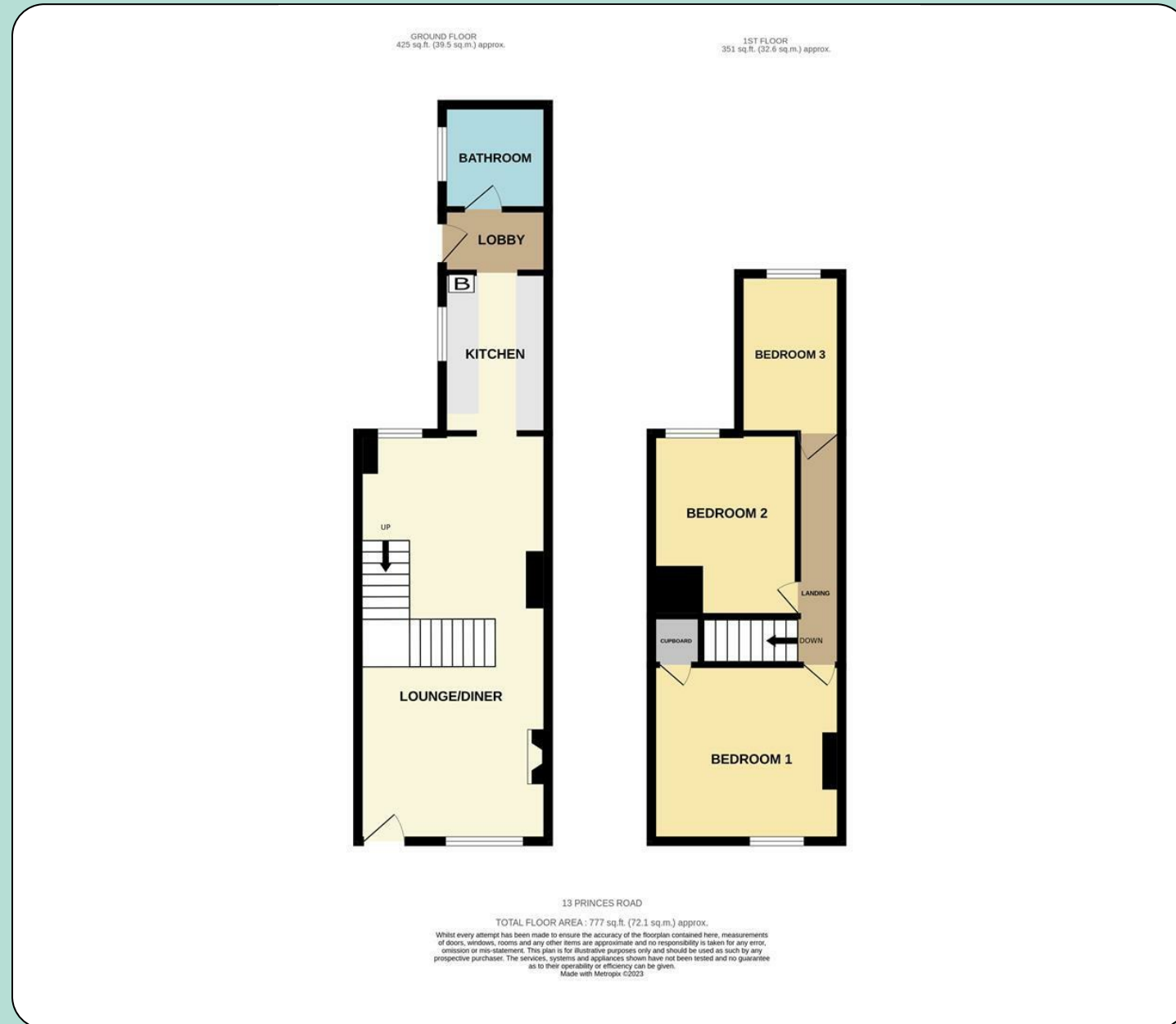


Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		



£150,000
 Asking Price



Princes Road Suffolk, NR32 2NJ

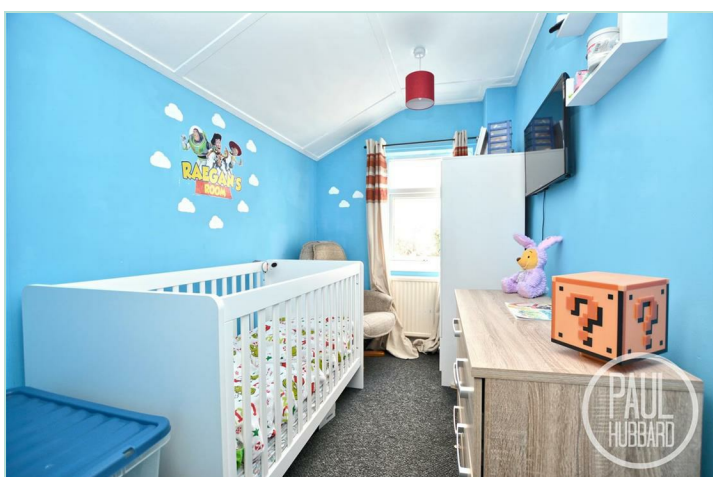
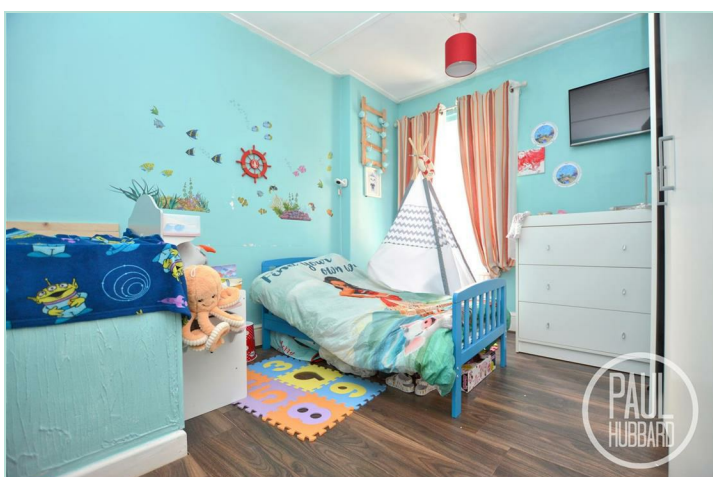
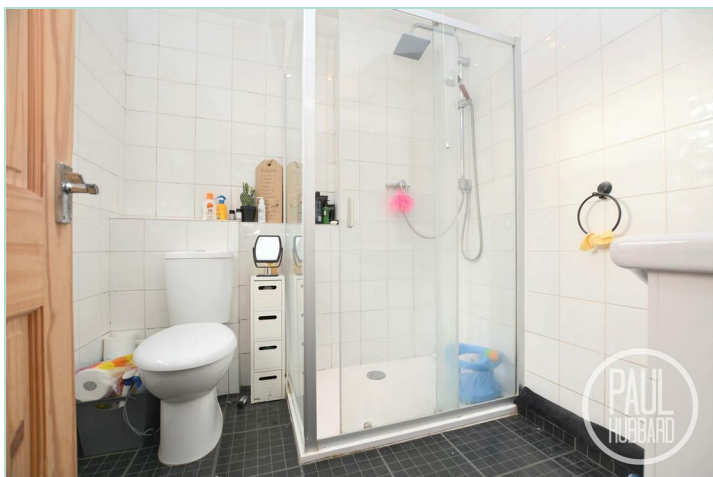
- Ideal for the investor
- 3 Separate bedrooms
- Open Plan Lounge/Diner
- Close to local amenities
- Potential For Off Road Parking To The Rear



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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 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



Summary

Situated in the heart of Lowestoft is this 3 bedroom mid terrace property, close to local amenities, featuring a sizeable open plan lounge/diner, family bathroom, lobby and enclosed rear garden! An ideal first time buyer home or opportunity for the investor!

Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Lounge/Diner

25'3" max x 11'9"
UPVC double glazed window and entrance door to front aspect, UPVC double glazed window to the rear aspect, laminate flooring throughout, x2 radiators, stairs leading to the first floor landing and opening to the dining room.

Kitchen

9'10" x 6'2"
UPVC double glazed window to the side aspect, vinyl tile flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, wall mounted gas boiler, integrated oven, dishwasher, 4 ring ceramic hob, extractor fan, space for a washing machine and opening to rear lobby.

Lobby

6'10" x 3'11"
UPVC double glazed door to side aspect opening into the garden, vinyl tile flooring throughout, space for appliance and door opening to the bathroom.

Bathroom

6'10" x 6'6"
UPVC double glazed window to side aspect, vinyl tile flooring throughout, tile walls, toilet, heated towel rail, vanity unit with inset wash basin, mains fed rainfall shower within a glass cubicle.

First Floor Landing

Laminate flooring throughout, doors opening to bedrooms 1-3.

Bedroom 1

11'9" x 10'9"
UPVC double glazed window to front aspect, laminate flooring throughout, radiator and door opening to built in cupboard with loft hatch inside.

Bedroom 2

10'5" x 9'2"
UPVC double glazed window to rear aspect, laminate flooring throughout and radiator.

Bedroom 3

10'2" x 6'6"
UPVC double glazed window to rear aspect, carpet flooring throughout and radiator.

Outside

To the front of the property a cast iron gate opens to a tiled pathway and shingle front garden.

To the rear of the property a concrete pathway leads up to a fully enclosed patio and concrete garden with timber garden gate located to the rear which has the potential to be converted into off road parking.

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.

