

# 70 Lorne Road

, Lowestoft, NR33 0RF

## Asking Price £110,000

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This chain-free mid-terrace home offers fantastic potential for renovation, providing the perfect opportunity to create a home tailored to your own taste and style. The accommodation comprises a porch entrance, sitting room, dining room with cast iron burner, kitchen and lean-to, while the first floor offers two double bedrooms and a bathroom accessed from the main bedroom. Outside, the property benefits from a paved frontage and a south-west facing rear courtyard garden with planting borders and gated rear access, as well as a useful outbuilding/workshop with light and power. Conveniently located close to local amenities, shops and schools, the property is also within walking distance of the beach.







## 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.

## Porch Entrance 2'8" x 2'8" (0.83 x 0.83)
UPVC entrance door to the front aspect, fitted carpet, dual aspect UPVC double glazed windows and a UPVC door opens into the sitting room.

## Sitting Room 10'2" x 10'1" (3.12 x 3.08)
Fitted carpet, UPVC double glazed window to the front aspect, radiator, fireplace, cupboard housing consumer unit, an opening leads through to the stairs and a door opens into the dining room.

## Dining Room 10'3" x 10'1" (3.13 x 3.08)
Fitted carpet, UPVC double glazed window to the rear aspect, radiator, cast iron burner and an archway opening leads through to the kitchen.

## Kitchen 9'2" x 5'3" (2.80 x 1.61)
Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, composite sink & drainer with mixer tap, space for an oven, fridge & washing machine and a UPVC door opens into the lean to.

## Lean To 7'10" x 4'1" (2.41 x 1.26)
Vinyl flooring, dual aspect UPVC double glazed windows and a timber frame door & window to the rear aspect.

## Stairs leading to the First Floor Landing
Fitted carpet and doors opening to bedrooms 1 & 2.

## Bedroom 1 10'5" x 10'1" (3.19 x 3.08)
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the bathroom.

## Bathroom 9'2" x 6'2" (2.81 x 1.89)
A step down to the bathroom which features vinyl flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold tap, tile splash backs and a built-in storage cupboard.

## Bedroom 2 10'4" x 10'3" (3.15 x 3.13)
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

## Outside
The property benefits from a paved frontage with the front door accessed from the front. The area is enclosed by an attractive brick wall surround.

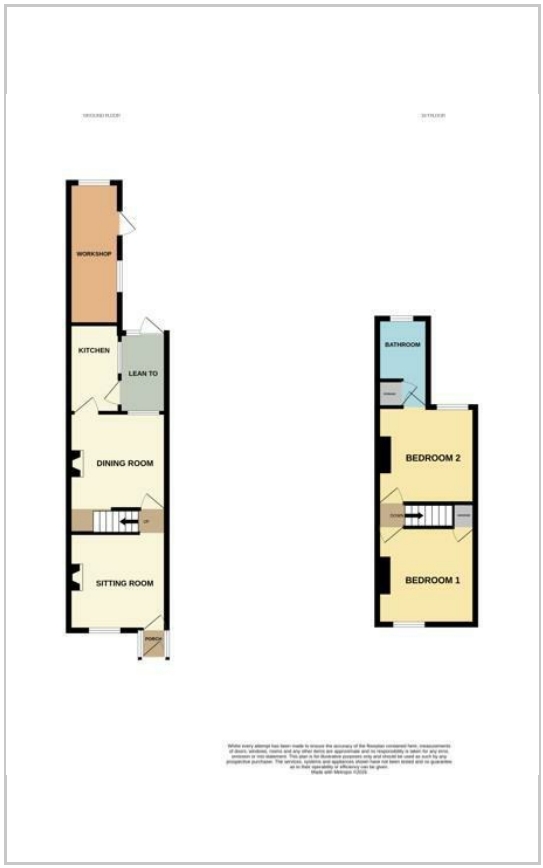
To the rear is a south-west facing courtyard garden with borders for planting, offering an ideal opportunity to personalise and create your own outdoor space. The garden is fully enclosed with a combination of panel fencing and brick walling and also benefits from gated rear access.

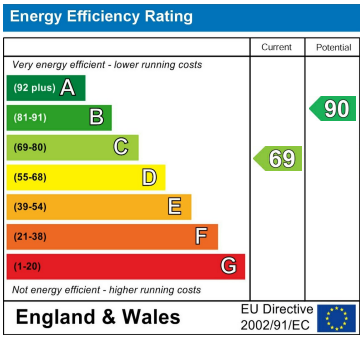
## Workshop 14'9" x 5'3" (4.50 x 1.61)
There is a useful outbuilding that provides an excellent space for storage or use as a workshop. The building benefits from light and power, dual-aspect timber-framed windows that allow plenty of natural light, and a door providing access from the rear garden.

## 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



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