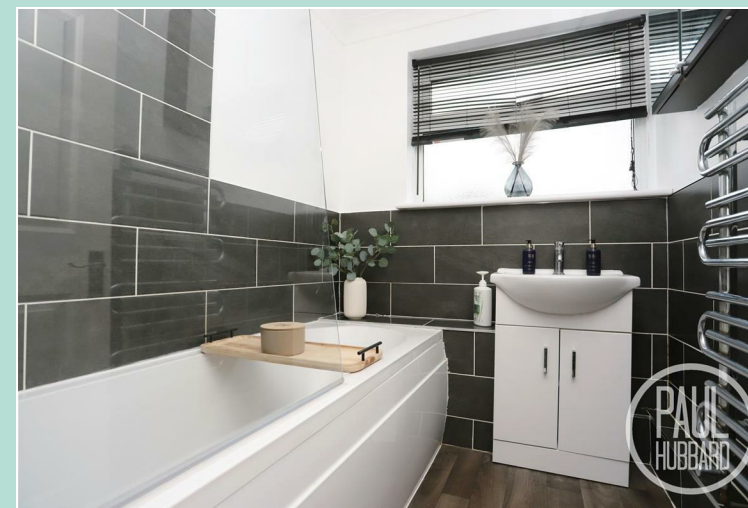


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£180,000**  
 Asking Price



**Kent Road**  
 Suffolk, NR32 2HP

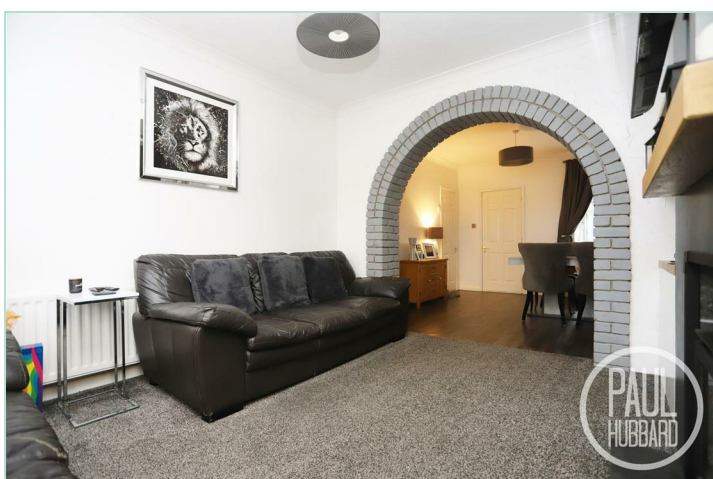
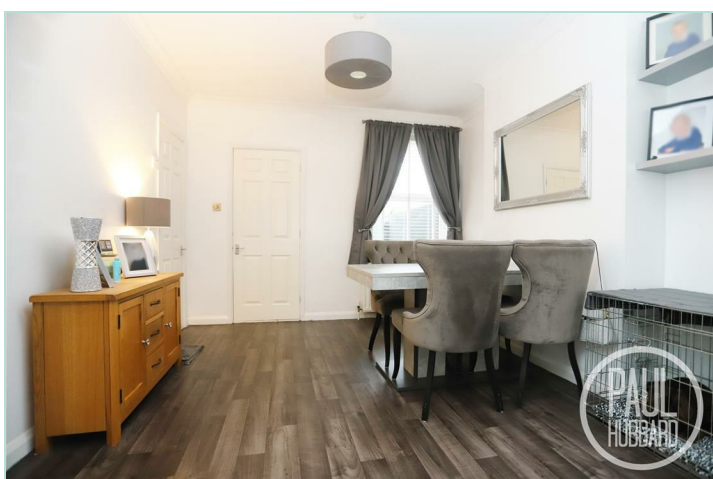
- Bay fronted family home
- Three separate bedrooms
- UPVC double glazing
- Open-plan lounge/ diner with cast iron burner
- Modern décor throughout
- Ground floor bathroom & separate WC
- South/ west facing rear garden
- Great transport links nearby
- Close to local amenities, shops & schools
- Gas central heating

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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





### 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.

### Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and a door opening to the lounge/ diner.

### Lounge/ Diner

3.4 x 3.2  
Fitted carpet, UPVC double glazed bay window to the front aspect, multi fuel burners & a radiator. An archway opening connects the dining room, featuring laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a door opening to the kitchen.

### Kitchen

3.4 x 2.6  
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, space for an oven, washing machine, tumble dryer & fridge freezer and a door opens to the rear lobby.

### Rear Lobby

Vinyl flooring, fitted storage cupboards, loft access, doors opening to the bathroom & WC and a UPVC door opens to the rear garden.

### Bathroom

1.9 x 1.7  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, wash basin set into a vanity unit with a mixer tap, panelled bath with hot & cold taps, an electric shower set above and tile splash backs.

### WC

1.9 x 0.8  
Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, wall mounted wash basin with hot & cold taps and tile splashbacks.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-3.

### Bedroom 1

4.3 x 3.5  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.6 x 2.6  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

3.5 x 2.7  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Outside

The property benefits from a pebbled frontage with a pathway leading to the main entrance door, bordered by a brick wall.

To the rear, there is a beautifully landscaped garden featuring a resin pathway and patio area. Timber-bordered steps lead up to an artificial lawn, complemented by recessed lighting throughout. The garden also includes a timber storage shed, an outdoor tap, external lighting, and electrical sockets. Designed for low maintenance, the space is fully enclosed by a brick wall and panelled fencing, with gated access provided 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.

