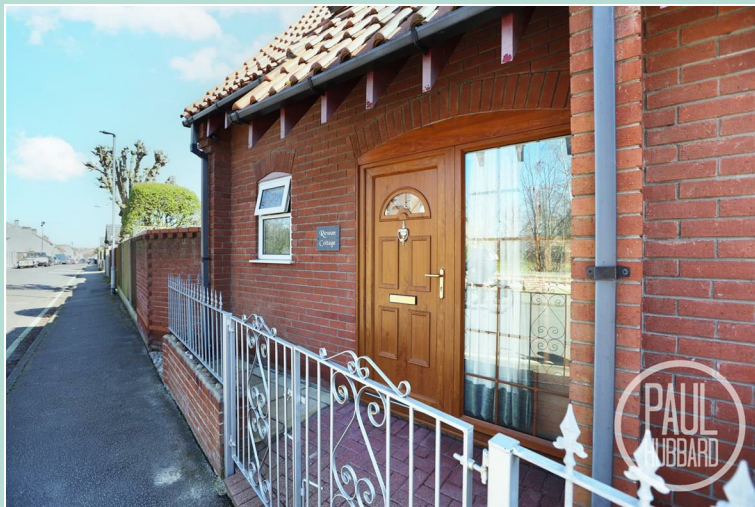


£280,000
Asking Price



College Road

Lowestoft, NR33 0EE

- Chain free
- Two double bedrooms
- Well-presented and modern throughout
- Desired location, minutes walk from local beach
- Fitted CCTV cameras and entry alarms
- Ground-floor wet room and first-floor bathroom
- Modern gas central heating system
- Close to local shops and amenities
- Open-plan sitting and dining room
- Well-presented rear garden

**PAUL
HUBBARD**



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

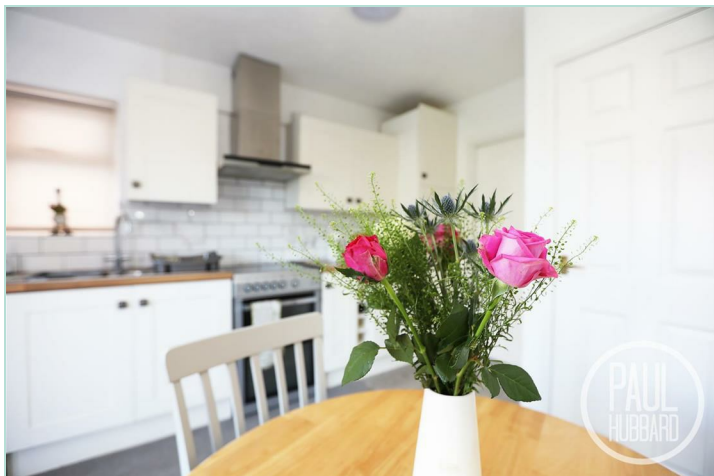
3.63m x 1.95m max

Entrance door and UPVC double glazed window to the front aspect, tiled flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the shower room, kitchen and sitting/ dining room.

Shower room

2.08m x 1.91m

UPVC double glazed obscure window to the front aspect, tiled flooring throughout, a radiator, vanity unit with inset sink, toilet and a wet room shower.



Kitchen

4.00m max x 3.94m

UPVC double glazed window to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated extractor fan, spaces for a fridge/ freezer, washing machine and cooker, a radiator, a door opens to the sitting room and French doors opening to the rear garden.

Sitting/ Dining room

6.51m max x 3.39m

UPVC double glazed bay window to the side aspect and a double glazed window to the front, carpet flooring throughout, X2 radiators and an electric fireplace.

Stairs leading to the first floor landing

UPVC double glazed sky light, carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-2.

Bedroom 1

4.41m x 3.38m

UPVC double glazed sky light to the front aspect, carpet flooring throughout, a radiator and built in wardrobes.





Bathroom

1.97m x 1.62m

UPVC double glazed sky light to the rear aspect, carpet flooring throughout, vanity unit with inset sink, toilet and a bath with a shower attachment.

Bedroom 2

4.41m x 2.95m max

UPVC double glazed sky light to the front aspect, carpet flooring throughout, a radiator and built in wardrobes housing the gas combi-boiler.

Outside

The property benefits from two gated accesses, one leading to a pathway to the main entrance and the other providing a pathway to the rear gate. Stone features add character, complemented by well-maintained shrubs, creating an inviting and private frontage.

The rear and side gardens offer a versatile and well-designed outdoor space, including a decking area, laid lawn, and a patio perfect for entertaining. Mature plants and shrubs provide colour and privacy, while a fenced and bricked surround ensures security. Additional features include a practical storage unit, combining style with functionality.

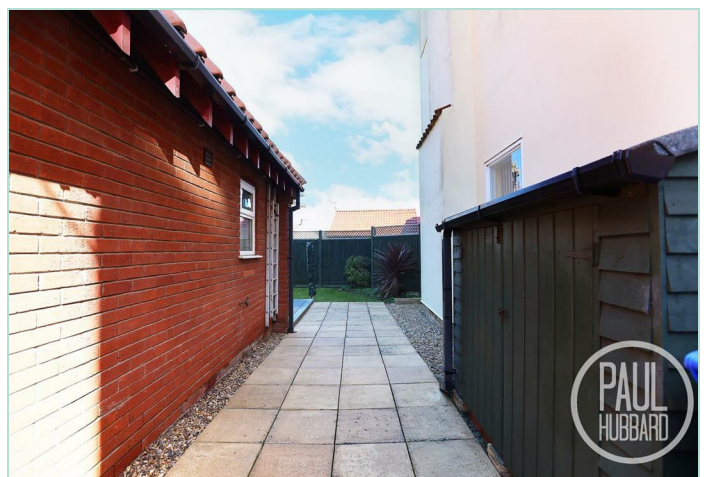
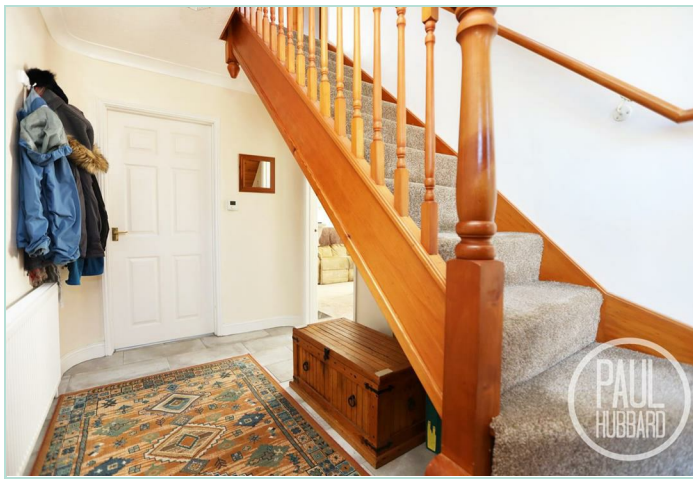


Financial services

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.







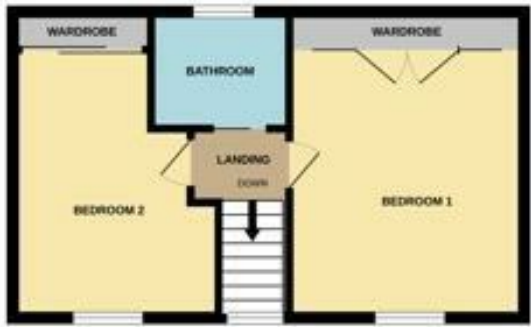
Tenure: Freehold
Council Tax Band: C
EPC Rating: F
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	37	86
(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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6.2(04)

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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 are 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