

£180,000  
Asking Price



## Union Place

Lowestoft, NR33 0HG

- Full of cottage charm and character throughout
- 2/3 Spacious bedrooms
- Beautifully presented throughout
- South facing rear garden
- Stylish and contemporary bathroom
- Modern, well-equipped kitchen with ample storage
- Separate sitting room and dining room
- Close to local amenities and shops
- Located in a quiet and peaceful setting
- Charming and cosy sitting room, ideal for relaxing

**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

Entrance door to the front aspect, wood flooring throughout, an opening to the sitting room and a door opens to the dining room/ bedroom 3.

## Dining room/ Bedroom 3

2.82m x 2.66m

UPVC double glazed window to the side aspect, wood flooring throughout and a radiator.

## Sitting room

6.15m x 3.28m

UPVC double glazed window to the side aspect, wood flooring throughout, decorative brick feature, X2 radiators, a storage cupboard, an internal window and a door opens to the kitchen.

## Kitchen

3.44m x 2.58m

UPVC double glazed window to the side aspect, wood flooring throughout, part tiled walls, units above and below, sink with drainer, spaces for an oven, washing machine, tumble dryer and a fridge/ freezer, an opening to the rear lobby and a door opens to the stairs leading to the first floor landing.

## Lobby

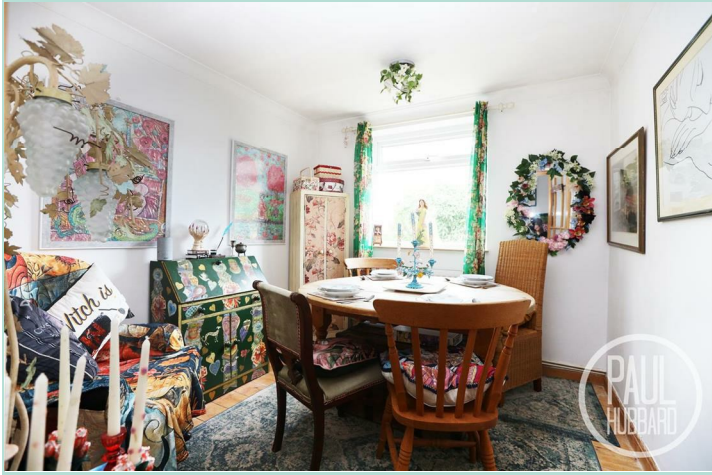
UPVC double glazed door to the side aspect leading to the rear garden, tiled flooring throughout and a door opens to the bathroom.

## Bathroom

2.13m x 1.65m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, tiled walls, vanity unit with inset hand wash basin, toilet with hidden cistern, bath with overhead shower and a heated towel rail.





### Stairs leading to the first floor landing

Obscure window to the front aspect, wood flooring throughout and doors opening to bedrooms 1 and 2.

### Bedroom 1

3.29m x 3.04m

UPVC double glazed window to the side aspect, carpet flooring throughout, a built in wardrobe and a radiator.

### Bedroom 2

2.99m x 2.82m

UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.



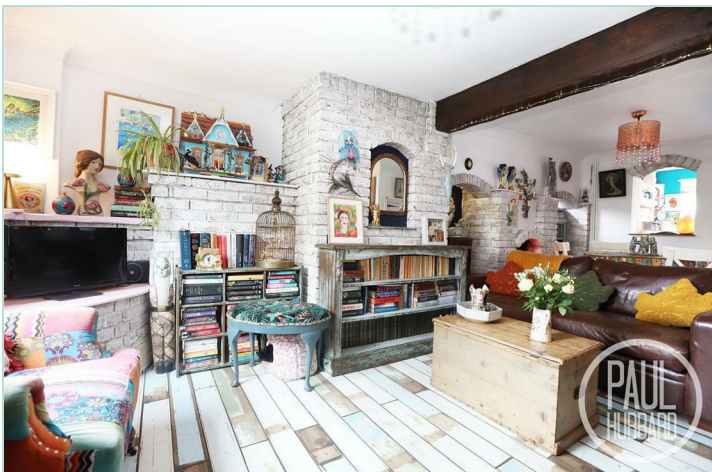
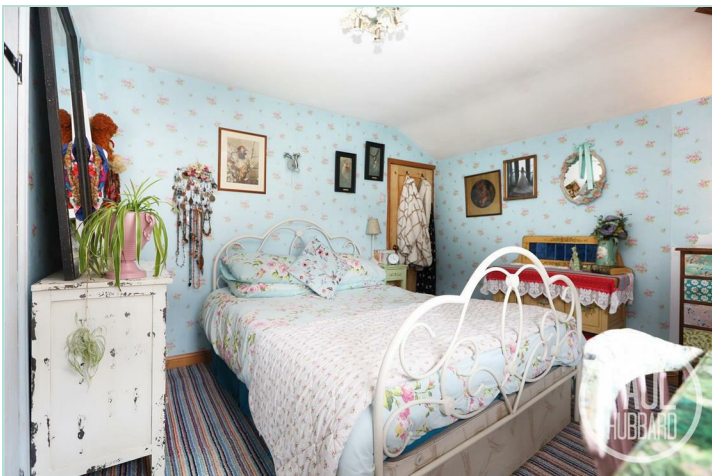
### Outside

To the front gated access opens into a private, well-maintained space featuring a curved stoned pathway leading to the main entrance door. A paved patio area offers additional outdoor seating, complemented by a variety of plants and shrubs. A summer house provides useful storage, and an outside tap is conveniently located for garden maintenance.

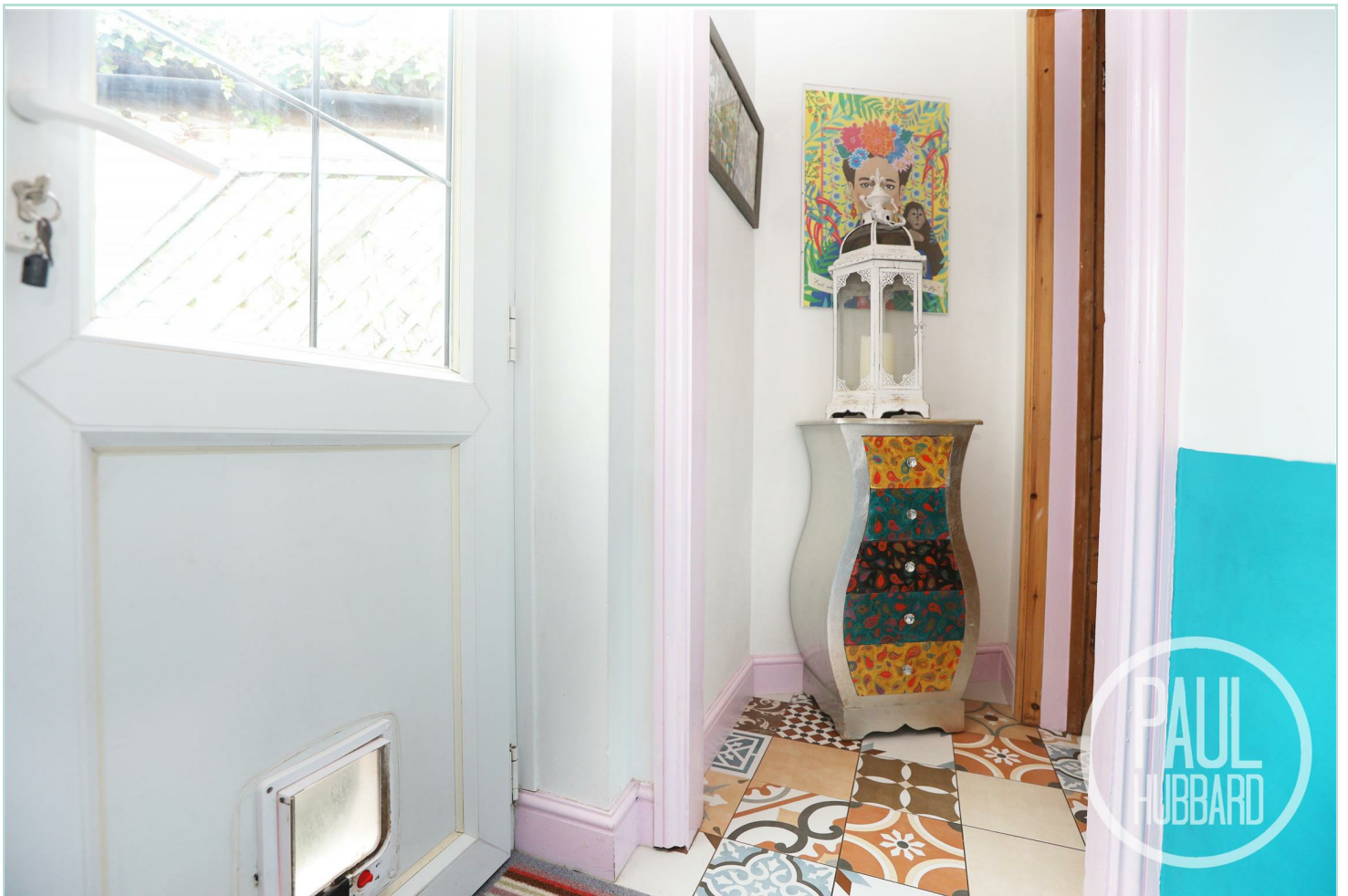
To the rear a paved area opens out to a defined patio space, ideal for outdoor seating and entertaining. Steps lead up to a low-maintenance artificial lawn, enjoying a desirable south-facing aspect. The garden is bordered by a charming stone wall, with right of way access provided through the side gate.

### Financial services

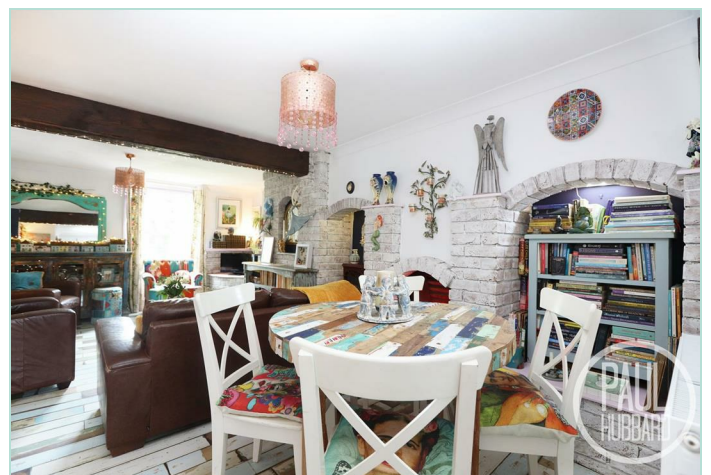
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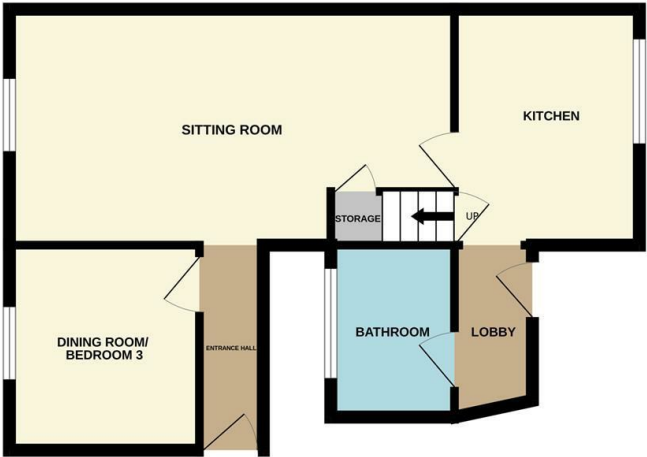




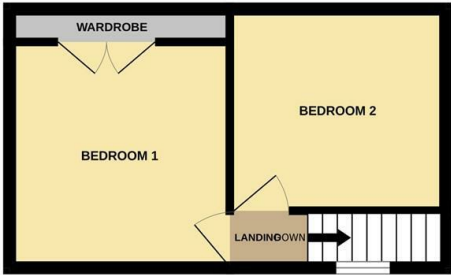
Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating:  
 Local Authority: East Suffolk

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>		
(55-68) <b>D</b>		
(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	

GROUND FLOOR  
 485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
 233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.  
 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.  
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