

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

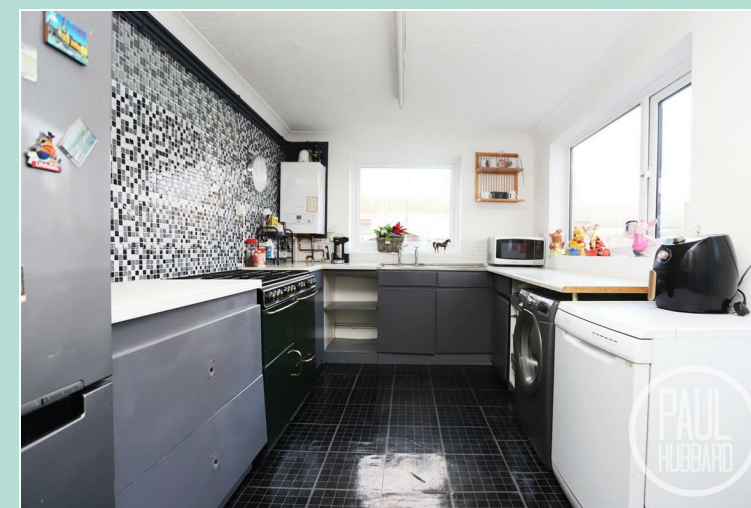
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |           |

**£155,000**  
Offers In Excess Of



CLEMENCE STREET

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 Metropix 10/2015



## Clemence Street , NR32 2JL

- Mid terrace family home
- 3 separate bedrooms
- Porch & hallway entrance
- Spacious lounge/ diner
- Recently fitted carpets
- Gas central heating with combi boiler
- West facing rear garden
- Close to local amenities, shops & schools
- Ready to customise & make your own
- Great transport links nearby

**PAUL  
HUBBARD**

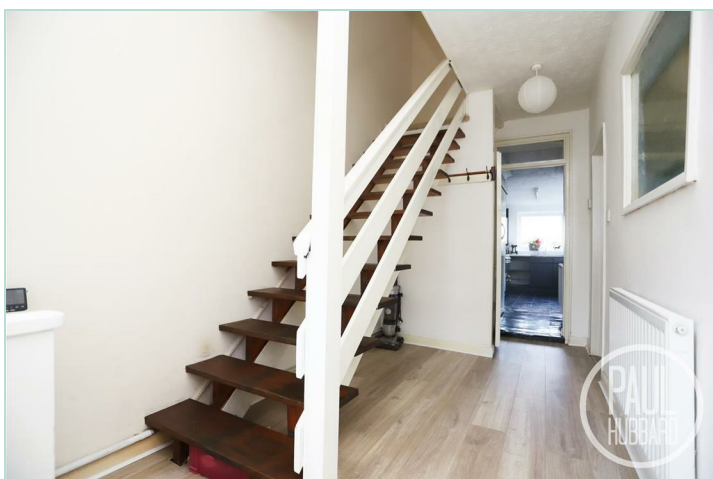
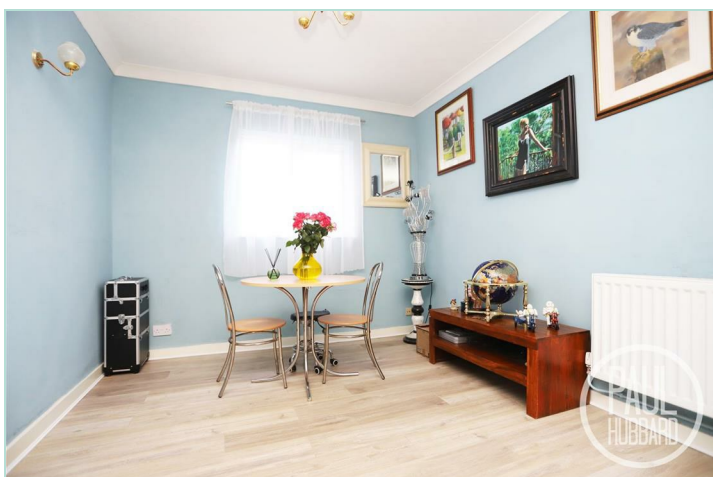
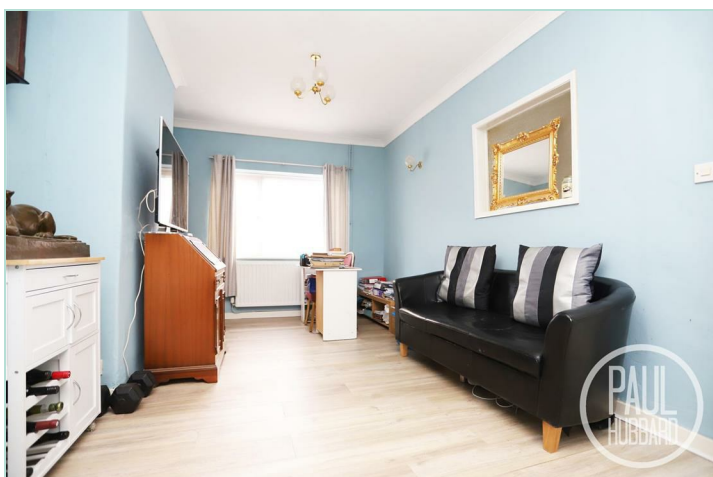
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### 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 breathtaking 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

1.78 x 0.84

UPVC entrance door & double glazed obscure window to the front aspect, fitted carpet, space for storing coats & shoes and a obscure timber frame window & door to the rear aspect (leads through to the hallway).

### Hallway

Laminate flooring, timber frame obscure internal window to the side aspect, radiator, built in storage cupboard, stairs leading to the first floor landing, cupboard housing the consumer unit and doors opening to the lounge/ diner & kitchen.

### Lounge/ Diner

6.71 x 3.03

Laminate flooring, dual aspect UPVC double glazed windows and a radiator.

### Kitchen

5.51 max x 2.60 max

Vinyl folding, dual aspect double glazed windows, radiator, built-in storage cupboard, gas combi boiler, base units, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, space for a Rangemaster style oven, a fridge freezer, washing machine & dishwasher and a UPVC door opens to the rear garden.

### Stairs leading to the First Floor Landing

A timber stair case leading to the landing with fitted carpet and doors opening to bedrooms 1-3 and the shower room.

### Shower Room

2.95 x 1.50

Vinyl tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, loft access, toilet, pedestal wash basin with hot & cold taps and a mainsfed shower set into a cubicle enclosure.

### Bedroom 1

3.03 x 3.63

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

### Bedroom 2

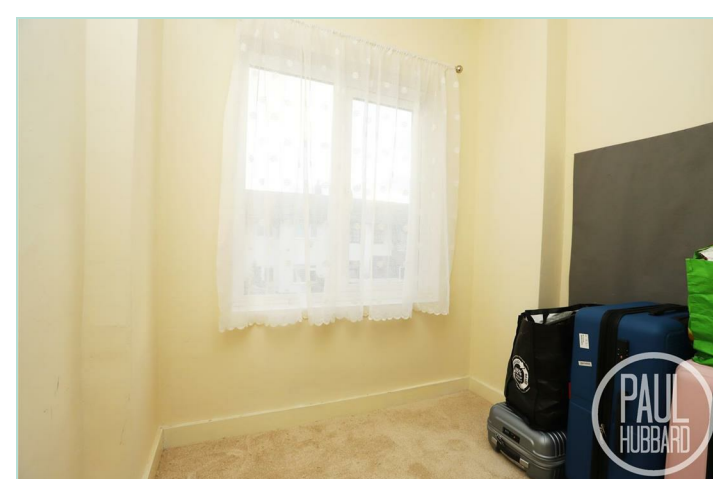
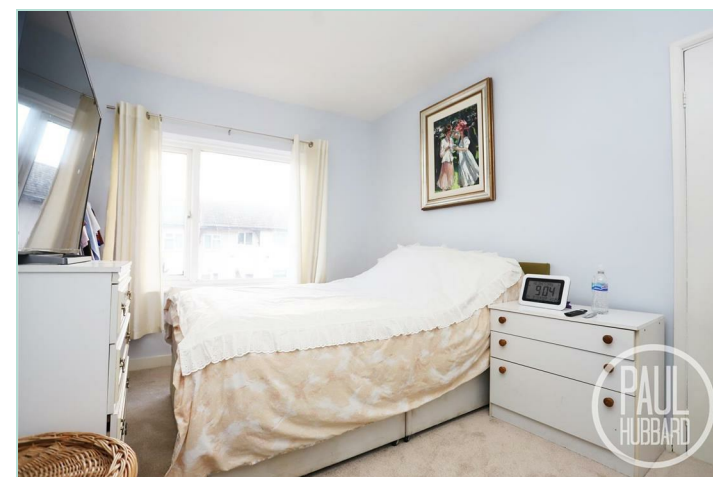
3.03 x 3.02

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

### Bedroom 3

2.30 x 2.06

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



### Outside

he front of the property features a paved frontage that is partially enclosed and may offer potential for off-road parking, subject to the necessary planning permissions, with the main entrance door located at the front.

At the rear, the property benefits from a west-facing garden, mainly laid to lawn with borders of shrubs and plants, along with a paved patio area, outdoor storage, and panel fencing enclosing the garden. There is also ample space to add a conservatory, subject to the necessary approvals, offering the opportunity to extend the living space and enjoy the garden year-round.

### 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.

