www.paulhubbardonline.com

St. Leonards Road

Lowestoft, NR33 0EL

- Chain free
- 3 Bedrooms
- Walking distance to the beach
- Ideal for the investor
- Opportunity to put your own stamp on it
- Open plan lounge/diner
- Heart of Kirkley
- Gas central heating
- Close to local amenities
- Ideal for public transport links

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Location

This 3 bedroom end terrace 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

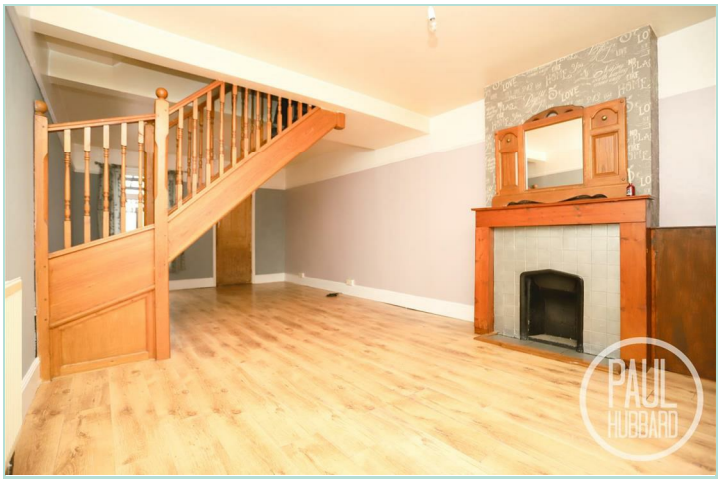
UPVC double glazed window and entrance door to the front aspect, brand new vinyl flooring throughout and an opening to the lounge/diner.

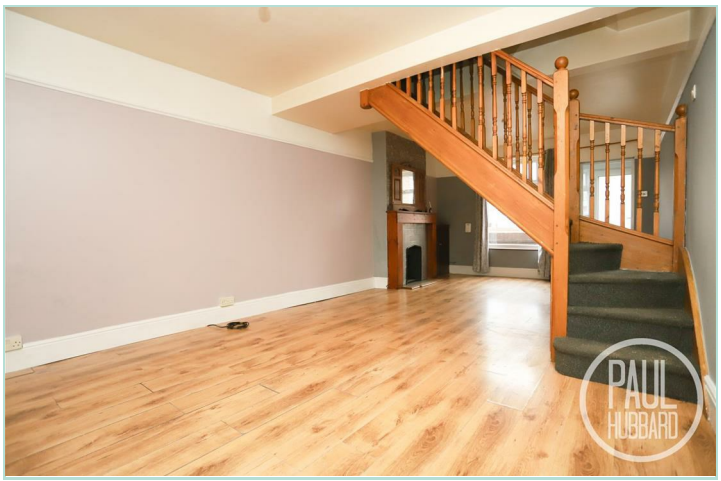
Lounge/Diner

UPVC double glazed windows to the front and rear aspects, laminate flooring throughout, picture rail, x2 radiators, stairs leading to the first floor landing and door opening to the kitchen.

Kitchen

UPVC double glazed window to the side aspect, brand new vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, opening to the lobby and space for appliances including a washing machine and oven.





Lobby

Timber door to the side aspect opening into the lean to, brand new vinyl flooring throughout, built in shelving and door opening to the bathroom.

Bathroom

UPVC double glazed window to the side aspect, brand new vinyl flooring throughout, part tile walls, radiator, pedestal hand wash basin, toilet and a bath with electric shower above.

Lean To

Currently being used as a utility area comprising of windows and a door to the rear aspect opening into the garden, laminate flooring throughout and power for appliances.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.

Bedroom 1

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, picture rail and doors opening to x2 built in cupboards.

Bedroom 2

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, picture rail and door opening to bedroom 3.

Bedroom 3

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and a wall mounted gas boiler.

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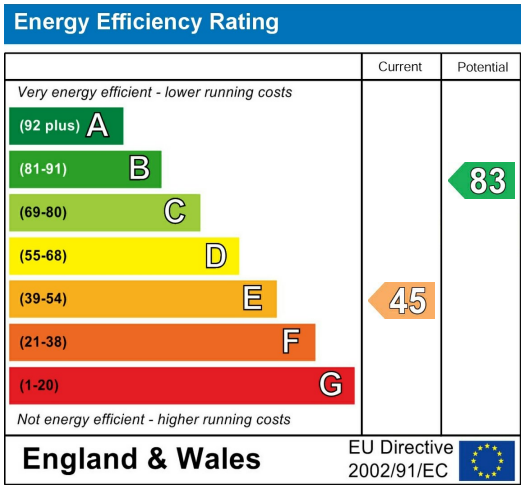
Outside

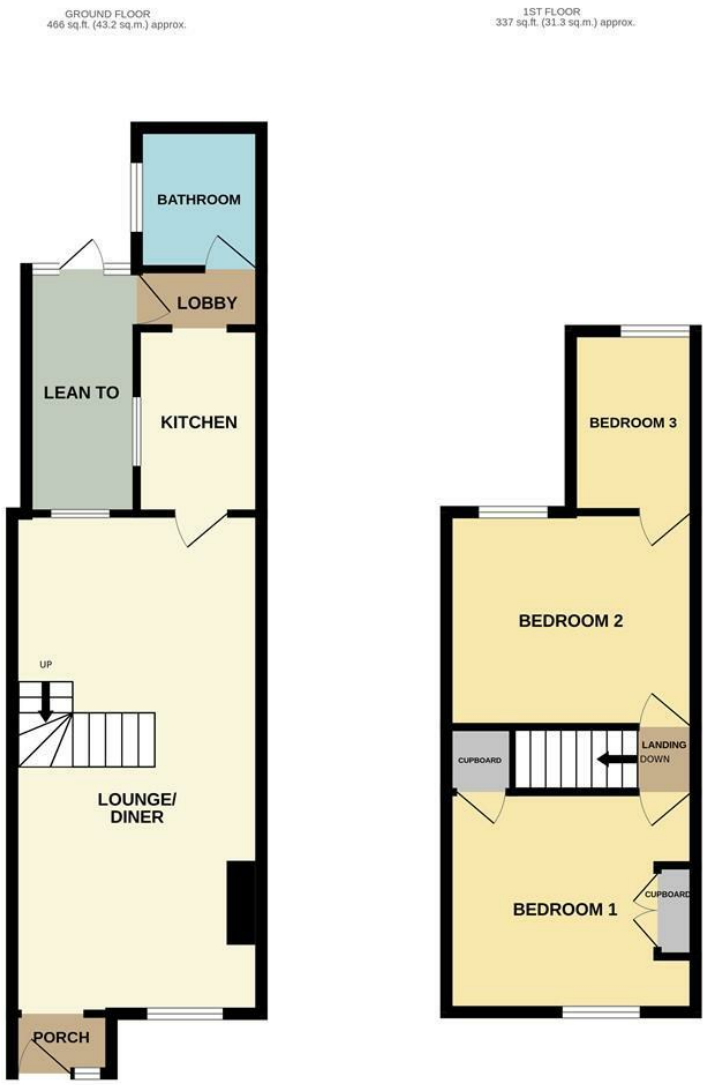
To the rear of the property a fully enclosed patio garden with timber gate opening to rear access.

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: A
EPC Rating: E
Local Authority: East Suffolk Council





TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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