

46 Lovewell Road

, Lowestoft, NR33 0RQ

Asking Price £155,000

3 | 1 | 2 | D

** WELL PRESENTED THROUGHOUT ** Situated just walking distance to Lowestoft beach is this 3 bedroom mid terrace property, featuring a MODERN KITCHEN, separate dining room, ground floor bathroom and located close to local amenities!







Location
This 3 bedroom mid terrace property 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.

Sitting Room 11'5" x 11'1" (3.5m x 3.4m)
UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, radiator, cast iron log burner, opening to stairs leading to first floor landing and dining room.

Dining Room 11'5" x 9'2" (3.5m x 2.8m)
UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator, feature fireplace and openings to an under stairs storage cupboard and to the kitchen.

Kitchen 11'1" x 5'10" (3.4m x 1.8m)
A modern kitchen comprising of a UPVC double glazed window and door to the side aspect opening into the garden, laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, ceramic sink with drainer,
4 ring gas hob, extractor fan, heated towel rail, integrated oven, freestanding fridge/freezer and a door opening to the bathroom.

Bathroom 8'10" x 4'11" (2.7m x 1.5m)
UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, pedestal hand wash basin, toilet, heated towel rail and a bath with handheld shower attachment.

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

Bedroom 1 11'5" x 10'9" (3.5m x 3.3m)
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and an opening to a built in cupboard with loft hatch and clothing rail inside.

Bedroom 2 11'5" x 9'2" (3.5m x 2.8m)
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and a door opening to bedroom 3.

Bedroom 3 7'10" x 5'6" (2.4m x 1.7m)
UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and wall mounted gas boiler.

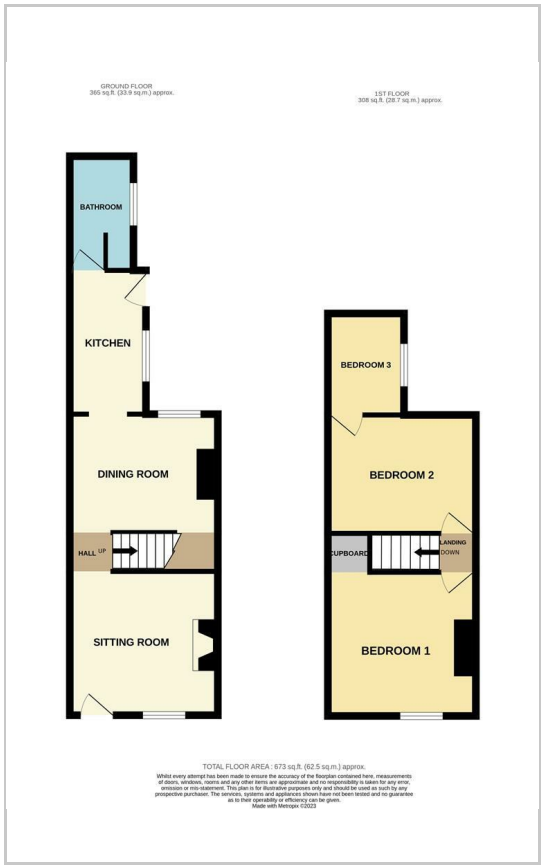
Outside
To the front of the property a level timber gate opens to easily maintained shingle garden and concrete pathway to the main entrance door.

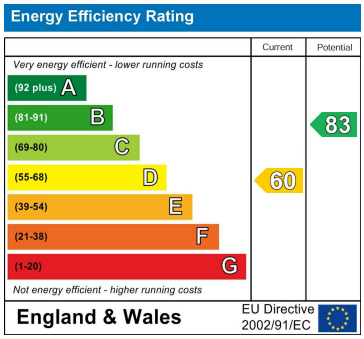
To the rear of the property a decked area leads up to a fully enclosed concrete and artificial lawn garden with timber garden shed and gate opening to rear access.

Financial Services
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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

Area Map


Floor Plans


Energy Efficiency Graph


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com