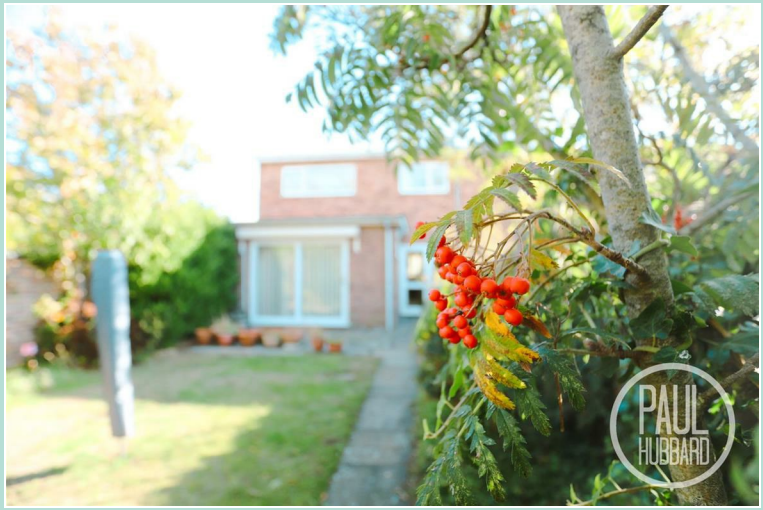
www.paulhubbardonline.com

£180,000
Asking Price







Dell Road East

Lowestoft, NR33 9LA

- 3 bed end terrace home
- Chain free
- Situated on a cul-de-sac
- Downstairs WC
- Plenty of built in storage
- Potential to put your own stamp on it
- Off-Road parking
- Separate dining room
- Close to local schools, shops and amenities
- Great transport links nearby

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









Location - Lowestoft

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.

Porch

2.2m x 1.2m

UPVC double glazed front door, vinyl flooring, doors leading to storage cupboard and hallway.

Hallway

Fitted carpet throughout, storage heater and doors leading to other rooms.

WC

1.1m x 0.9m

Vinyl flooring and a toilet

Lounge

5.9m x 4.1m

UPVC double glazed sliding doors to the rear aspect, UPVC double glazed window to the side aspect fitted carpet and storage heaters X2.

Dining room

2.6m x 2.3m

UPVC double glazed window and door to the rear accept, fitted carpet and a storage heater.

Kitchen

3.2m x 2.3m

UPVC double glazed window to the front aspect, vinyl flooring, tiled walls, wood effect units above and below, inset stainless steel sink with mixer tap and a draining board on either side, spaces for oven and washing machine.

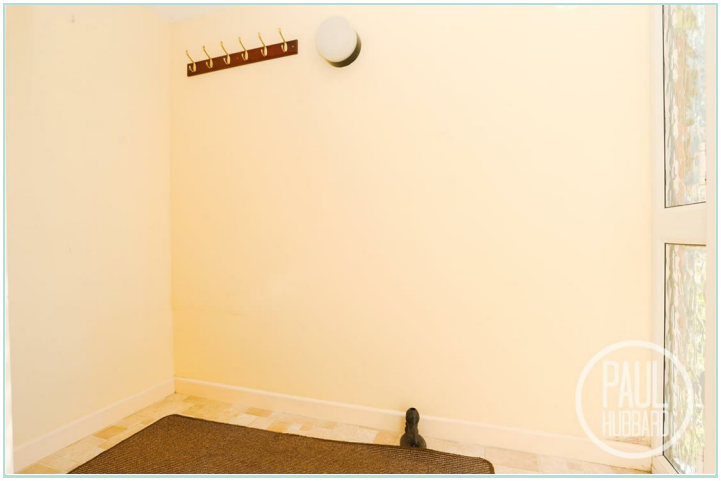
Bedroom 1

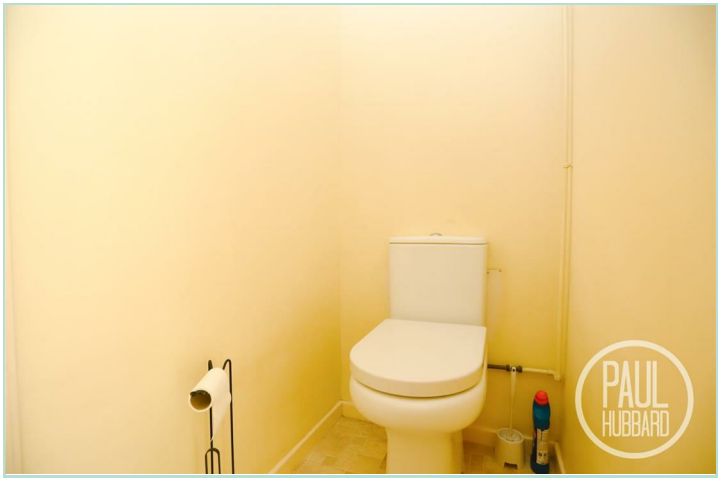
3.6m x 3.0m

UPVC double glazed window to the rear aspect, fitted carpet, storage cupboard and a storage heater.









Bedroom 2

3.0m x 2.3m

UPVC double glazed window to the rear aspect, fitted carpet, airing cupboard housing the property's hot water system, with additional storage space.

Shower room

1.6m x 1.4m

UPVC double glazed obscure window to the front aspect, vinyl flooring, tiled walls, walk in electric shower with hand held attachment and a pedestal sink with both hot and cold tap.

WC

1.4m x 0.7m

UPVC double glazed obscure window to the front aspect, vinyl flooring and a toilet.

Outside

The rear doors open onto a slabbed patio which continues around the side of the property to a sliding door at the rear. The garden features a well maintained lawn and is fully enclosed by brick walls and panelled fencing, with gate access to the rear. The boundaries are further complemented by a variety of mature trees and shrubs.

To the front of the property, a brick pathway leads to the entrance door, alongside a neatly maintained lawn bordered by a selection of mature trees and shrubs. Positioned in front of the property, the garage is set behind a brick paved driveway, providing convenient off-road parking.

Garage

4.7m x 2.5m

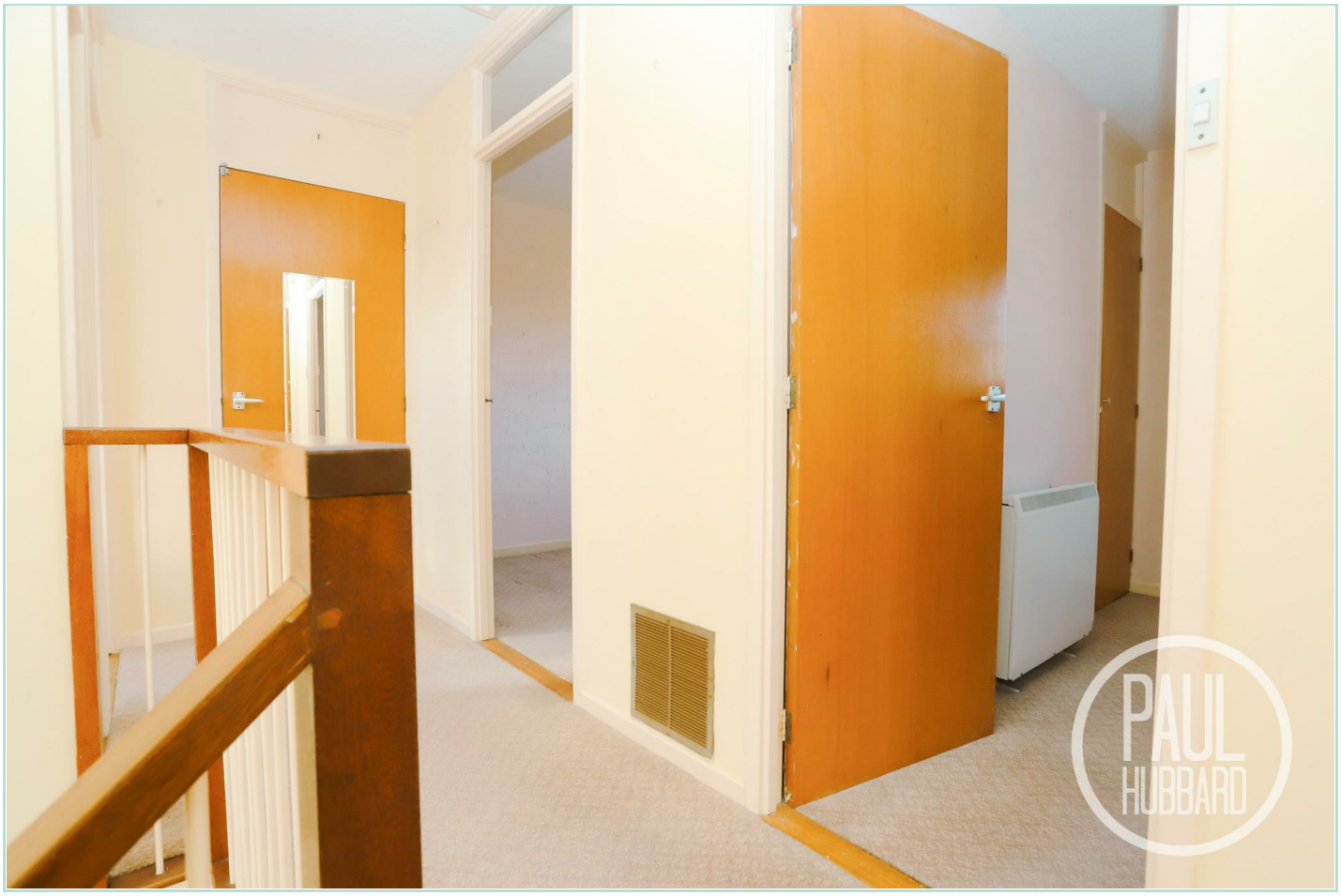
Brick garage with up and over door.

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.

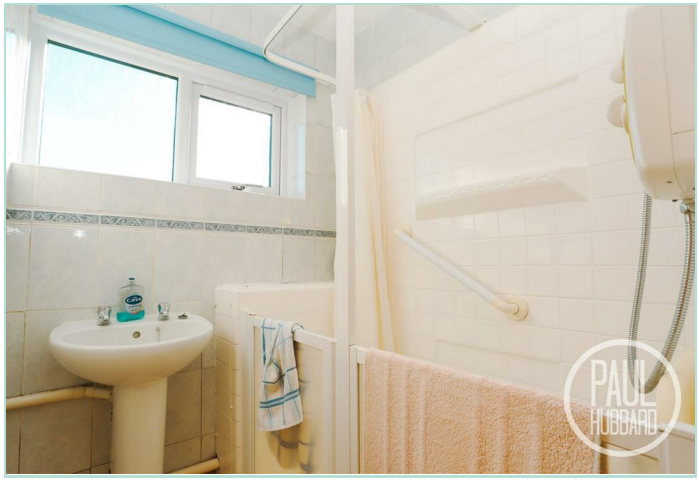

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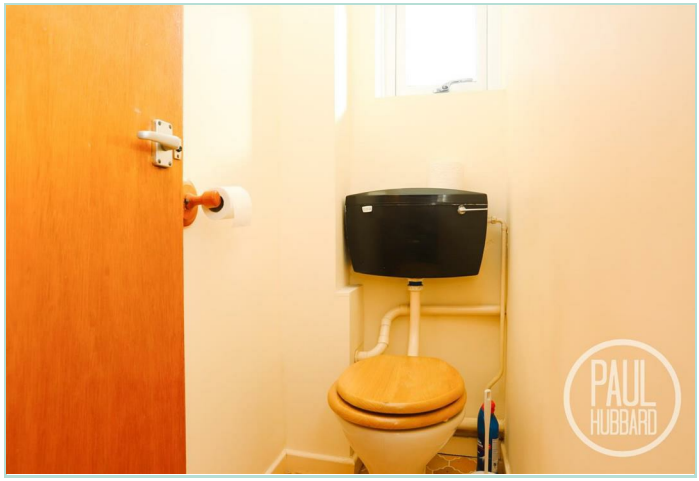

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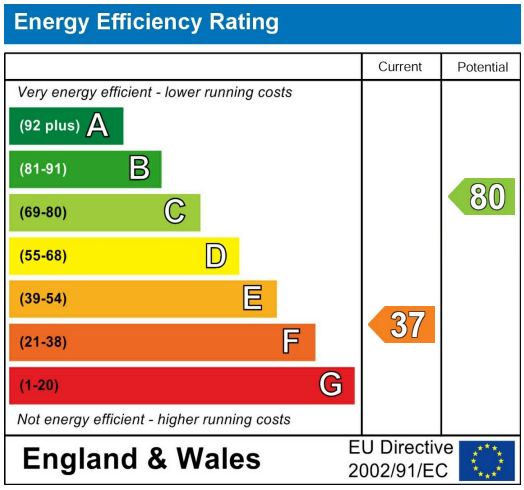








Tenure: Freehold
Council Tax Band: B
EPC Rating: F
Local Authority: East Suffolk Council





TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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