

£170,000
Asking Price

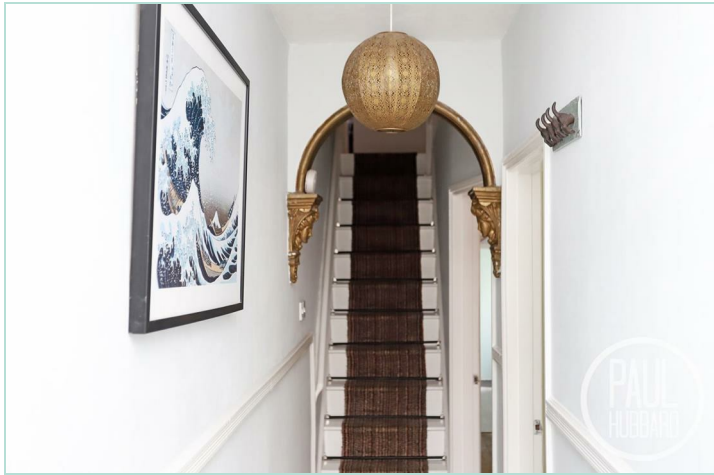


Bruce Street

Kirkley, NR33 0HA

- Bay fronted mid terrace home
- 3 separate bedrooms
- Hallway entrance
- Modern décor throughout
- Gorgeous mature garden
- Gas central heating with combi boiler
- Period features throughout
- Modern kitchen & bathroom
- UPVC double glazing
- Close to local amenities, shops & schools

**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 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.



Entrance Hall

UPVC entrance door to the front aspect, exposed floorboards & runner carpet, radiator, consumer unit, stairs leading to the first floor landing and doors opening to the sitting room & dining room.

Sitting Room

4.26 max into bay x 3.19

Exposed floorboards, UPVC double glazed bay window to the front aspect, open fireplace and a radiator.

Dining Room

3.64 x 2.81

Exposed floorboards, UPVC double glazed window to the rear aspect, open fireplace, fitted storage cupboard, radiator and a door opens to the kitchen.



Kitchen

3.17 x 2.48

Laminate flooring, UPVC double glazed window to the side aspect, radiator, built-in storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, gas combi boiler, space for a washing machine and a doorway opening to the utility space.

Rear Lobby

Utilised as a utility space with laminate flooring, space for a fridge-freezer and doors opening to the bathroom & out to the rear garden.



Bathroom

2.11 x 1.45

Tiled floors & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a hand held shower attachment, plus an electric shower set above.



Stairs leading to the First Floor Landing

Exposed floorboards & runner carpet and doors opening to bedrooms 1-3.

Bedroom 1

4.17 x 3.66

Exposed floorboards, UPVC double glazed window to the front aspect, period fireplace, radiator and a built-in storage cupboard.

Bedroom 2

3.66 x 2.81

Exposed floorboards, UPVC double glazed window to the rear aspect, period fireplace and a radiator.

Bedroom 3

3.17 x 2.50

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

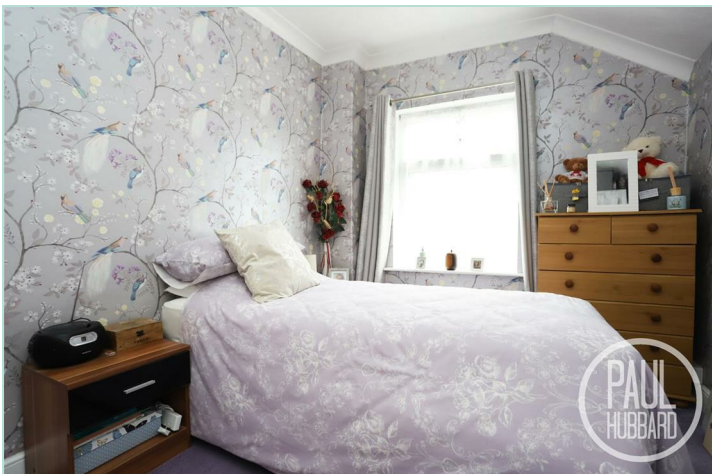
Outside

Gated access opens to a paved front garden with a pathway leading to the main entrance door. The frontage is fully enclosed by a brick wall, offering privacy and a well-defined boundary.

The rear garden is a generous size and beautifully maintained, featuring a laid lawn bordered by well-established plants and shrubs. Two timber-framed pergolas with climbing plants add charm and character, while a timber storage shed provides practical storage. Additional benefits include outdoor lighting, a water tap, rear gated access, and full enclosure for privacy and security.

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: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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