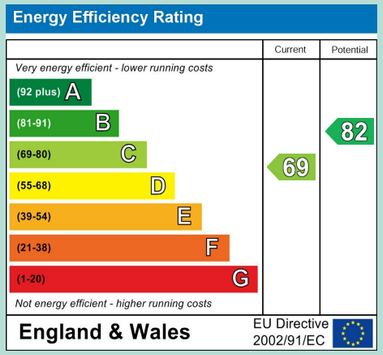
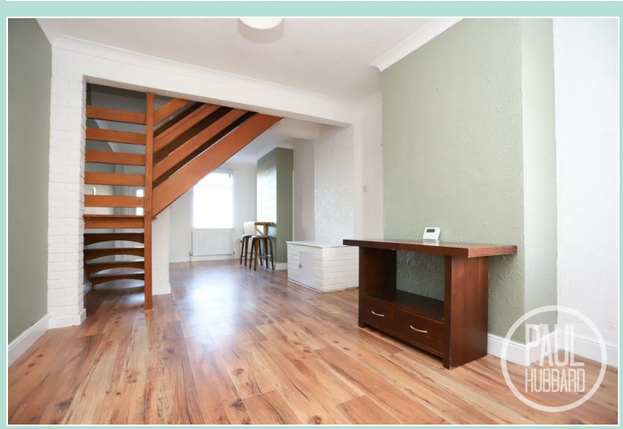
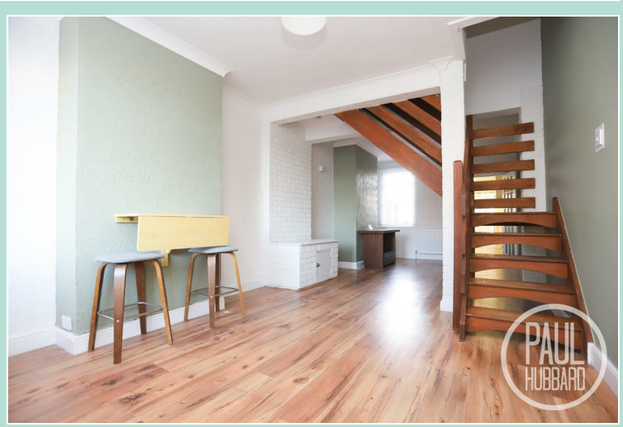
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council











Raglan Street

Lowestoft, NR32 2JU

- 3 bedrooms
- West facing garden
- Spacious open plan lounge/diner
- Off-road parking to the rear
- Walking distance to the main town centre
- Close to local amenities, shops & schools
- Nestled in the heart of North Lowestoft
- Double glazing throughout
- Gas central heating
- EPC Rating: 69

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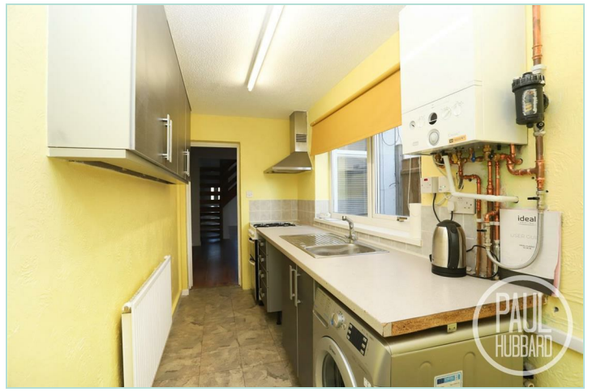
PAUL HUBBARD

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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 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









Location
This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Lounge/ Diner
7.97m x 3.34m
A spacious open plan layout comprising, wood effect laminate flooring throughout, x2 UPVC double glazed windows, stairs leading to the first floor landing, x2 radiators and a door opening to the kitchen.

Kitchen
3.80m x 1.80m
Vinyl tile flooring throughout, UPVC double glazed window, radiator, units above and below, laminate worksurface, tile splashback, stainless steel sink with drainer, stainless steel extractor fan, wall mounted gas boiler, space for appliances including an oven, washing machine and fridge freezer and an opening to the rear lobby.

Lobby
Tile flooring throughout, UPVC double glazed door opening into the garden, feature wood panel walls, and door opening to the shower room.

Shower Room
1.90m x 1.71m
Tile flooring throughout, UPVC double glazed window, radiator, toilet, wall mounted hand wash basin, tile walls, and a main fed shower enclosed within a glass cubicle.

First Floor Landing
Original exposed floor boards and doors opening into bedrooms 1 and 2.

Bedroom 1
3.50m x 3.34m
Carpet flooring throughout, UPVC double glazed window, and over stairs storage space with loft hatch inside.

Bedroom 2
3.44m x 3.37m
Carpet flooring throughout, UPVC double glazed window, radiator and door opening into bedroom 3.

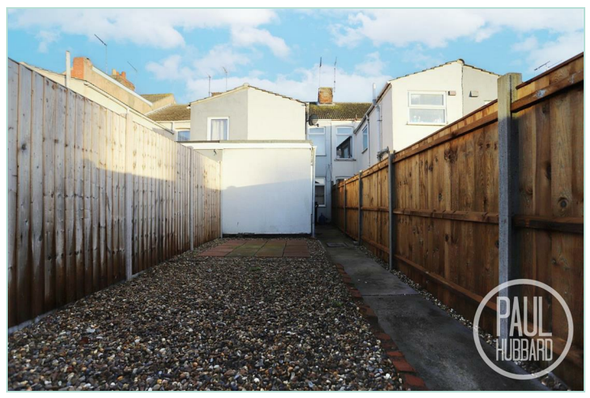
Bedroom 3
3.80m x 1.60m
Carpet flooring throughout, UPVC double glazed window and a radiator.

Outside
A cast iron gate opens into an easily maintained shingle front garden with concrete pathway to the main entrance door.

A fully enclosed west facing garden with raised shingle and patio area with concrete pathway to a timber gate opening to rear access and an allocated off road parking space.









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.

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.