

£190,000  
Asking Price



## Bramble Green

Lowestoft, NR32 2SJ

- Mid terrace family home
- 3 separate bedrooms
- Landscaped gardens front & rear
- Off road parking
- Ground floor cloakroom
- 2 good size reception rooms
- Built-in storage solutions
- Modern bathroom & kitchen
- Gas central heating & UPVC double glazing
- Close to local amenities, shops & schools

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**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 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.

### Entrance Hall

Entrance door to the front aspect, vinyl flooring, space for storing coats & shoes and doors opening to the cloakroom & dining room.

### Cloakroom

1.59 x 0.81

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, toilet with hidden cistern, wash basin set into a vanity unit with a mixer tap and tile splash backs.

### Dining Room

3.70 x 3.17

Laminate flooring, UPVC double glazed window to the front aspect, radiator, under-stair storage cupboard and doors opening to the sitting room & kitchen.

### Sitting Room

3.80 x 3.63

Fitted carpet, UPVC double glazed window to the rear aspect, live heating controls and a radiator.



### Kitchen

3.92 x 2.14

Tile flooring, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, ceramic hob & extractor hood, space for a fridge-freezer, washing machine & tumble dryer and a UPVC double glazed door & window to the rear aspect.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, loft access, a large airing cupboard (housing the gas combi boiler) and doors opening to bedrooms 1-3 & the bathroom.

### Bedroom 1

3.69 x 2.80

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Bedroom 2

3.67 x 2.78

Fitted carpet, UPVC double glazed window to the front aspect, built-in wardrobe and a radiator.

### Bedroom 3

2.79 x 2.15

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





### Bathroom

2.63 max x 1.63 max

Vinyl flooring, UPVC double glazed obscure window to the front aspect, spotlights, heated towel rail, toilet with hidden cistern, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap & a handheld shower attachment, plus an electric shower set above and part-tiled walls.

### Outside

To the front, gated access opens to a low-maintenance pebbled garden with a pathway leading to the main entrance door, all fully enclosed by panel fencing for added privacy.

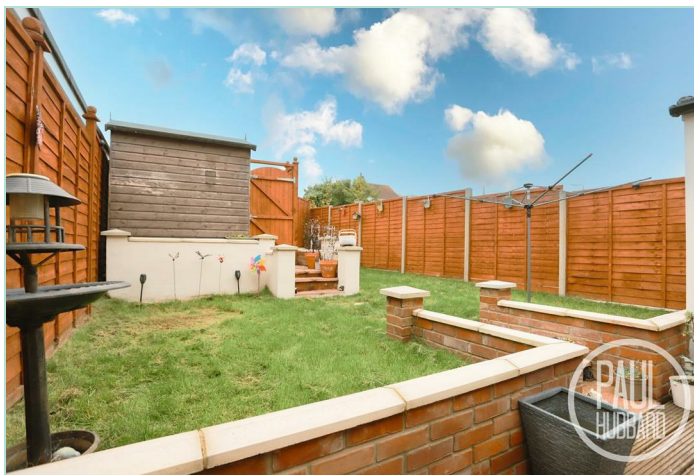
The landscaped rear garden is also fully enclosed and designed for both relaxation and entertaining. It features a spacious decking area, brick-built outhouse currently used as a home pub complete with power and lighting, and steps leading up to a neatly laid lawn bordered by decorative brick walls. Additional benefits include outdoor lighting, an outside tap, and a timber storage shed. A gated rear access opens to a service road, where you'll find a dedicated 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.



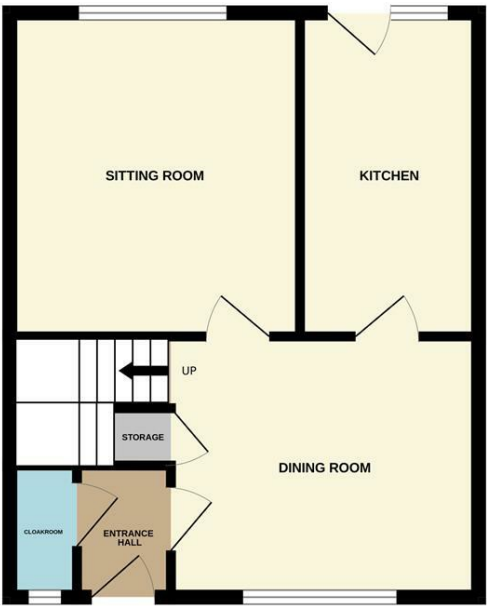




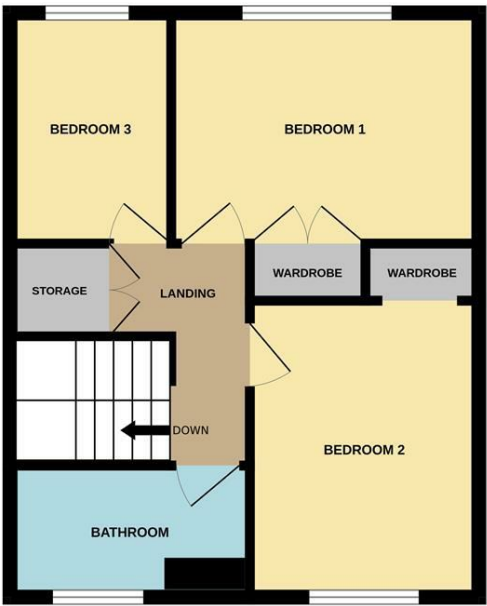
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

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

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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