

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) 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		
	70	80
England & Wales		EU Directive 2002/91/EC

£150,000
Asking Price



High Street Lowestoft, NR33 7QQ

- Mid terrace home
- 2 double bedrooms
- Centrally located for amenities, shops & schools
- Open-plan lounge/ diner
- Chain free
- Option for fully furnished
- Gas central heating with combi boiler
- UPVC double glazed throughout
- Good size fully enclosed rear garden
- Great transport links nearby

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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



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Location - Kessingland

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

Lounge/ Diner

4.17 x 3.10

UPVC entrance door to the front aspect, fitted carpet, dual aspect UPVC double glazed window, x2 fireplaces (one gas, one electric), x2 radiators and a door opens into the kitchen.

Kitchen

3.26 x 2.04

Fitted carpet, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tiled walls, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge-freezer & washing machine, a sliding door opens to the lobby and a UPVC door opens to the rear garden.

Lobby

1.80 x 0.72

Fitted carpet, wash basin set into a vanity unit with a mixer tap, storage cupboard and a door opens into the bathroom.

Bathroom

1.78 x 1.30

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, toilet, panelled bath with a mixer tap & a handheld shower attachment and tiled walls.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

3.31 x 3.11

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors opening to a built-in storage cupboard with double doors (housing the gas combi boiler).

Bedroom 2

4.16 x 2.98

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

Outside

The front garden is enclosed by a brick wall and lined with mature shrubs, providing a good degree of privacy. The main entrance door is positioned to the front, while a lockable uPVC door provides access to a shared right of way with the neighbouring property, leading through to the rear gardens.

The south-east facing rear garden features a paved patio area and laid lawn, together with two useful storage sheds. The garden is fully enclosed by panel fencing and brick walling, providing a private and enclosed outdoor 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.

Disclaimer - Probate not granted

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

