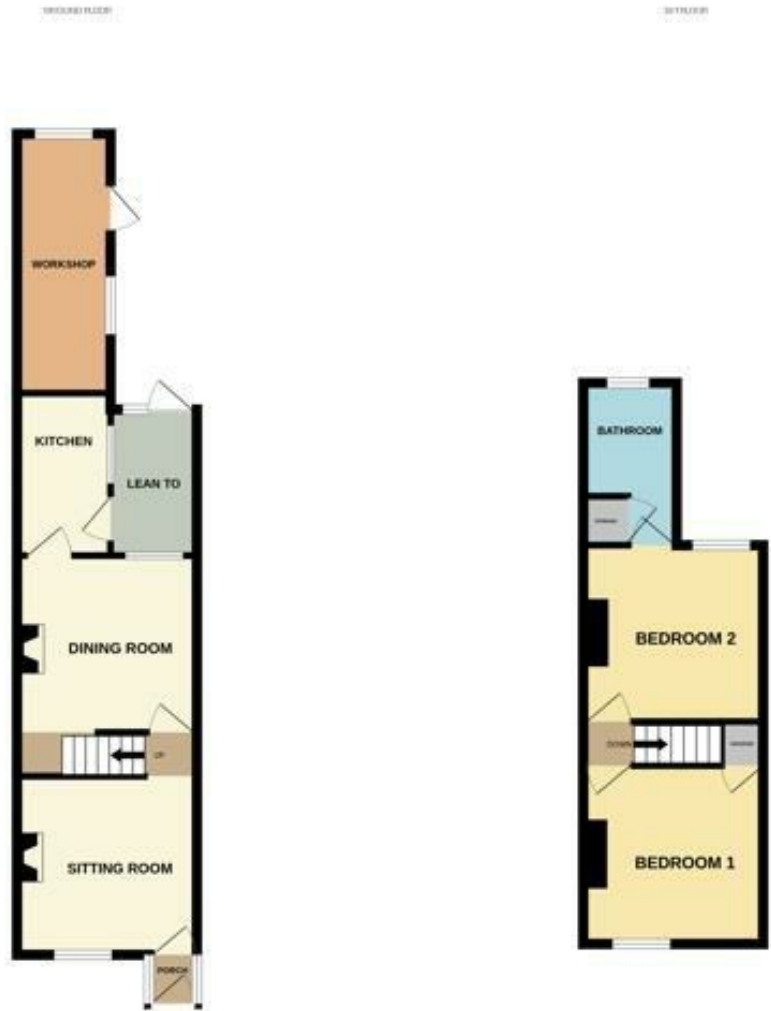


Tenure: Freehold  
Council Tax Band: A  
EPC Rating: TBC  
Local Authority: East Suffolk Council

| 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<br>2002/91/EC |

£130,000  
Asking Price



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency save for what is stated.

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



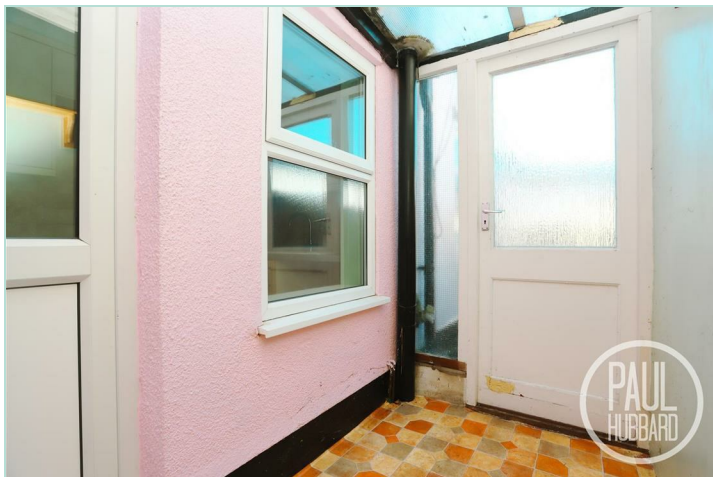
## Lorne Road Lowestoft, NR33 0RF

- Mid terrace home
- 2 double bedrooms
- Chain free
- Porch entrance
- 2 reception rooms
- Perfect for renovations & making your own
- Southwest facing rear courtyard garden
- Outbuilding/ workshop
- Close to local amenities, shops & schools
- Walking distance to the beach

PAUL  
HUBBARD

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### 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.

### Porch Entrance

0.83 x 0.83

UPVC entrance door to the front aspect, fitted carpet, dual aspect UPVC double glazed windows and a UPVC door opens into the sitting room.

### Sitting Room

3.12 x 3.08

Fitted carpet, UPVC double glazed window to the front aspect, radiator, fireplace, cupboard housing consumer unit, an opening leads through to the stairs and a door opens into the dining room.

### Dining Room

3.13 x 3.08

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, cast iron burner and an archway opening leads through to the kitchen.

### Kitchen

2.80 x 1.61

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, composite sink & drainer with mixer tap, space for an oven, fridge & washing machine and a UPVC door opens into the lean to.

### Lean To

2.41 x 1.26

Vinyl flooring, dual aspect UPVC double glazed windows and a timber frame door & window to the rear aspect.

### Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

### Bedroom 1

3.19 x 3.08

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the bathroom.

### Bathroom

2.81 x 1.89

A step down to the bathroom which features vinyl flooring, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold tap, tile splash backs and a built-in storage cupboard.

### Bedroom 2

3.15 x 3.13

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

### Outside

The property benefits from a paved frontage with the front door accessed from the front. The area is enclosed by an attractive brick wall surround.

To the rear is a south-west facing courtyard garden with borders for planting, offering an ideal opportunity to personalise and create your own outdoor space. The garden is fully enclosed with a combination of panel fencing and brick walling and also benefits from gated rear access.

### Workshop

4.50 x 1.61

There is a useful outbuilding that provides an excellent space for storage or use as a workshop. The building benefits from light and power, dual-aspect timber-framed windows that allow plenty of natural light, and a door providing access from the rear garden.

### 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.

