

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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



£140,000
Offers In Excess Of



Oxford Road Lowestoft, NR32 1TN

- Spacious mid terrace home
- Set over 3 floors
- Porch entrance
- Open plan lounge/diner
- West facing rear garden
- Newly fitted kitchen & bathroom
- Brand new flooring throughout
- Close to local amenities, schools & transport links
- Double glazing throughout
- Gas central heating



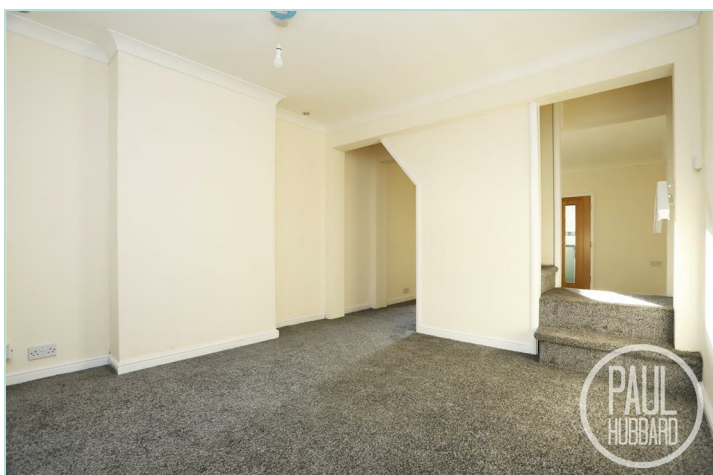
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Location

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

1.54 x 1.31

UPVC entrance door to the side aspect, tile flooring and a UPVC door opens into the sitting room.

Sitting Room

3.54 x 3.38

Fitted carpet, UPVC double glazed window to the front aspect, cupboard housing consumer unit, an opening leads through to the dining room, under-stair storage cupboard and a staircase leads to the stairs as well as through to the dining room.



Dining Room

3.54 x 3.54

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, steps up take you to the stairs and a door opens into the kitchen.

Kitchen

2.59 x 2.16

Vinyl flooring, UPVC double glazed window to the side aspect, extractor fan, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a fridge, washing machine & oven, built-in extractor fan, a UPVC door opens out to the rear garden and a door opens into the bathroom.



Bathroom

2.62 x 1.69

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, built-in airing cupboard, tiled walls, extractor fan, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment set above.

Stairs leading to the First Floor Landing

Fitted carpet, doors opening to bedrooms 2 & 3 and a staircase leads to the second floor.

Bedroom 1

3.55 x 3.50

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

Bedroom 2

3.55 x 2.86

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a built-in storage cupboard.

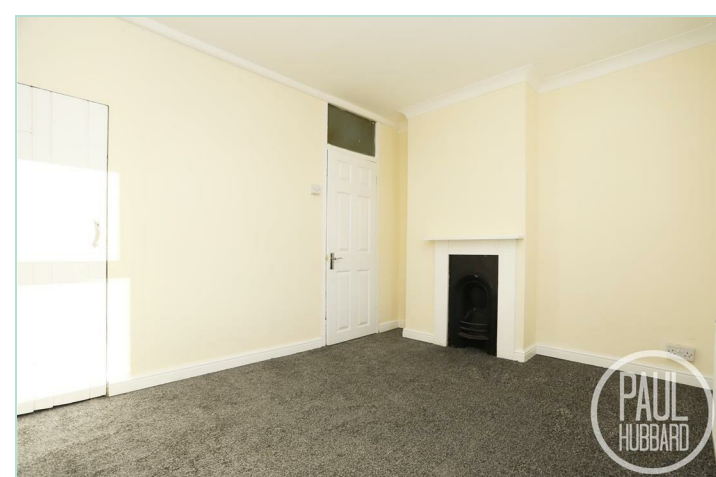
Stairs leading to the Second Floor Landing

Fitted carpet, space for storage and a door opens into bedroom 3.

Bedroom 3

3.85 max x 3.58 max

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



Outside

At the front, a brick wall encloses the pathway, which leads to the main entrance door.

The west-facing rear garden is a well-maintained outdoor space featuring a brick weave pathway and patio, shingle borders, and a neatly laid lawn. It also includes a rear patio area, a timber storage shed, an outdoor tap, and gated access for convenience.

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.

