

£150,000
Asking Price



Durban Road

Lowestoft, NR33 0UH

- Chain free
- 3 Separate bedrooms
- South East facing garden
- Heart of South Lowestoft
- Opportunity to put your own stamp on it
- Close to local amenities
- Bay fronted
- Separate entrance hall
- Gas central heating
- Double glazing throughout





Location

This 3 bedroom semi-detached home is situated in a cul de sac 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

UPVC double glazed window to the side aspect and entrance door to the front aspect, carpet flooring throughout, picture rail, radiator, stairs to the first floor landing and doors opening to the sitting room and dining room.

Sitting Room

3.70m into bay x 3.82m max

UPVC double glazed bay window to the front aspect, carpet flooring throughout, a radiator and electric fire.



Dining Room

3.05m x 2.96m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to the kitchen and built in cupboards, one housing the gas combi boiler.

Kitchen

2.10m x 2.74m

UPVC double glazed window and door to the side aspect opening into the garden, internal door opening to the shower room, tile flooring throughout, part tile walls, a selection of units above and below, stainless steel sink with drainer, a radiator, space for appliances including a washing machine and oven.



Shower Room

1.28m x 2.65m

UPVC double glazed window to the rear aspect, tile flooring throughout, tile walls, toilet, pedestal hand wash basin, a radiator, heated towel rail and a mains fed shower enclosed within a glass cubicle.



First Floor Landing

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch, a radiator, sliding doors opening to a built in wardrobe and internal doors opening to bedrooms 1-3.

Bedroom 1

3.70m into bay x 3.24m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail and a radiator.

Bedroom 2

3.05m x 3.08m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, a radiator and doors opening to built in wardrobes.

Bedroom 3

2.11m x 1.51m

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



Outside

To the front of the property a level cast iron gate opens to a concrete pathway which leads up to a laid lawn garden, a storm porch and timber gate to the rear.



To the rear of the property a south east facing laid lawn and bark garden which houses a timber garden shed and a selection of mature trees and shrubs.

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: B
 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 2002/91/EC	

GROUND FLOOR
 425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
 322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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