

£165,000
Asking Price



Lorne Road

Lowestoft, NR33 0RG

- Well presented family home
- 3 separate bedrooms
- Modern kitchen & bathroom
- 2 separate reception rooms
- Deceptively spacious
- Period features
- Built-in storage solutions
- Gas central heating with modern combi boiler
- Close to local amenities, shops & schools
- Walking distance to stunning Lowestoft beach

**PAUL
HUBBARD**



Location - Lowestoft

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 breathtaking 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, recessed door mat, fitted carpet, radiator, doors opening to the sitting room & dining room and stairs leading to the first floor landing.

Sitting Room

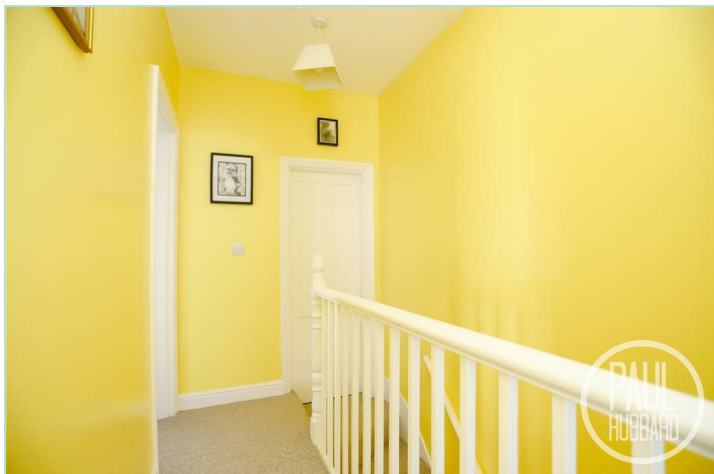
3.44 x 3.41

Fitted carpet, UPVC double glazed window to the front aspect, radiator and an electric fireplace.

Dining Room

3.49 x 3.45

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted cupboards, large walk-in under-stair storage cupboard and a door opens into the kitchen.



Kitchen

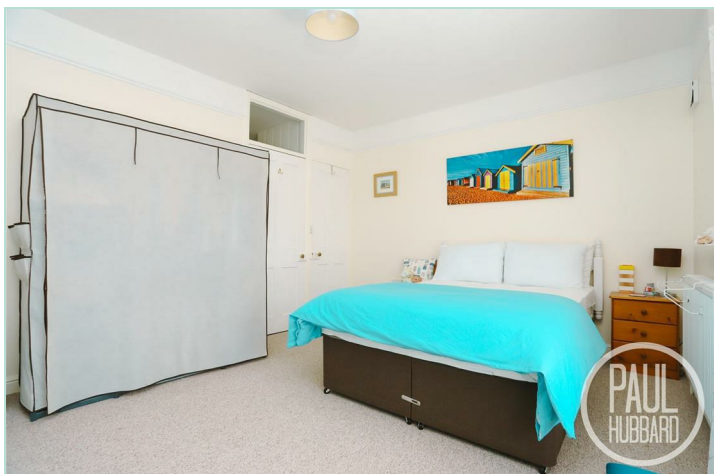
2.93 x 2.26

Laminate flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor fan, spaces for a fridge-freezer & washing machine, gas combi boiler (fitted January 2025 with warranty) and a door opens the rear lobby.

Rear Lobby

1.72 x 0.86

Laminate flooring, space for storage or potential for extending the bathroom ** STP ** and a door opens into the bathroom.



Bathroom

1.76 x 1.75

Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, tile splash backs, toilet, pedestal wash basin with mixer tap and a p-shape panelled bath tub with mixer tap & a shower attachment, plus an additional electric shower set above.



Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors open to the bedrooms.

Bedroom 1

4.45 x 3.40

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

Bedroom 2

3.51 x 2.69

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

Bedroom 3

3.00 x 2.34

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



Outside

Gated access opens onto an attractive paved and shingle frontage, fully enclosed by a brick wall, providing both privacy and security. A pathway leads to the covered storm porch, which shelters the main entrance door and is illuminated by an external light.

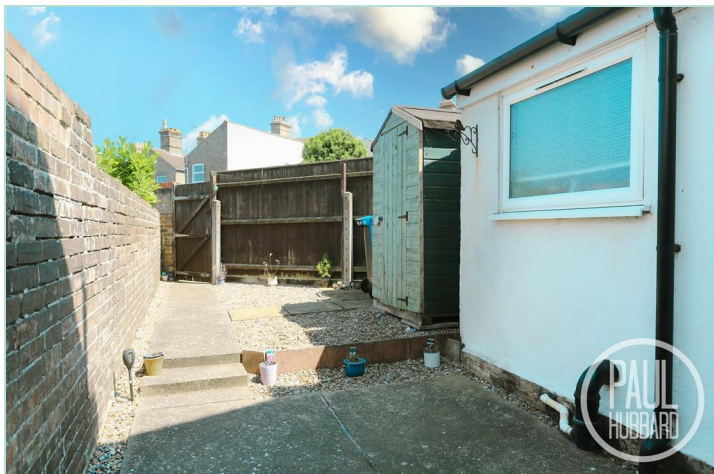
The enclosed rear courtyard garden has been designed for low-maintenance living, featuring a paved seating area with shingle borders. It is well equipped with an outside tap, power sockets and external lighting, making it ideal for outdoor entertaining. A timber storage shed provides practical storage, while the garden is enclosed by a combination of brick walling and panel fencing. A rear gate offers convenient access to additional on-street parking.

Disclaimer - Location shots

The views portrayed in some of the images serve as a depiction of the surrounding locality and is not directly visible from the property.

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: D TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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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