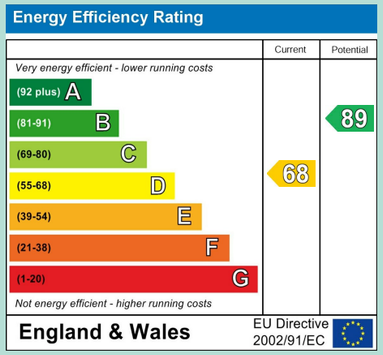
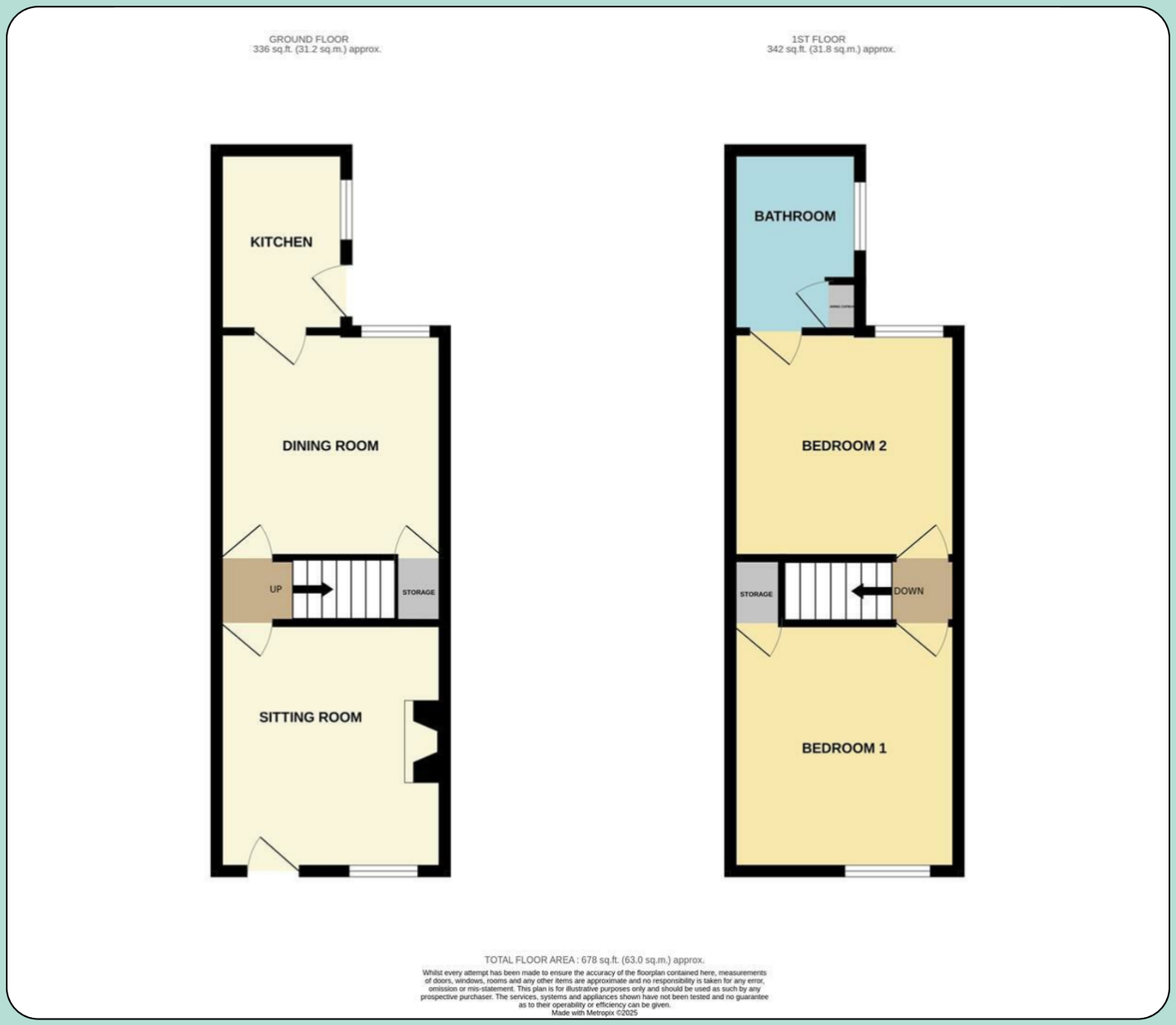
www.paulhubbardonline.com

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





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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







Raglan Street

Lowestoft, NR32 2LD

- Chain free
- Two bedroom mid-terraced home
- Opportunity to put your own stamp on it!
- Private rear garden
- Separate sitting room & dining room
- Gas central heating
- Upstairs bathroom
- Town centre location
- UPVC double glazing throughout
- Close to local shops and amenities

e - info@paulhubbardonline.com t - 01502 531218









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.

Sitting room
3.66m x 3.36m
UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, a radiator, feature fireplace and a door opens to the dining room and stairs leading to the first floor landing.

Dining room
3.35m x 3.31m
UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and doors opening to under stair storage and the kitchen.

Kitchen
2.66m x 1.91m
UPVC double glazed window and door to the side aspect, tile flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, gas hob, extractor fan and X2 spaces for appliances.

Stairs leading to the first floor landing
Original flooring throughout, loft hatch and doors opening to bedrooms 1 and 2.

Bedroom 1
3.65m x 3.37m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a door opens to a storage cupboard.

Bedroom 2
3.39m x 3.31m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a door opens to the bathroom.

Bathroom
2.58m x 1.97m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, bath, a radiator and X2 storage cupboards, one of which houses the boiler.

Outside
To the front, a paved pathway leads to the main entrance door, framed by an attractive brick surround.

To the rear, a large brick-built storage area is attached to the house, featuring four doors—one of which leads to an outdoor toilet. A concrete pathway runs alongside a patio area, with a variety of plants, trees, and shrubs adding natural charm. A gate at the rear provides access to the alley.

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.

Anti-Money Laundering
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

