

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£115,000**  
 Asking Price



**Beaconsfield Road**  
 Suffolk, NR33 ORL

- Walking distance to the beach
- Chain free
- 2 Double bedrooms
- South East facing garden
- Utility room with WC
- Separate sitting room and dining room
- Close to local amenities
- Gas central heating
- UPVC double glazed throughout
- Popular South Lowestoft location

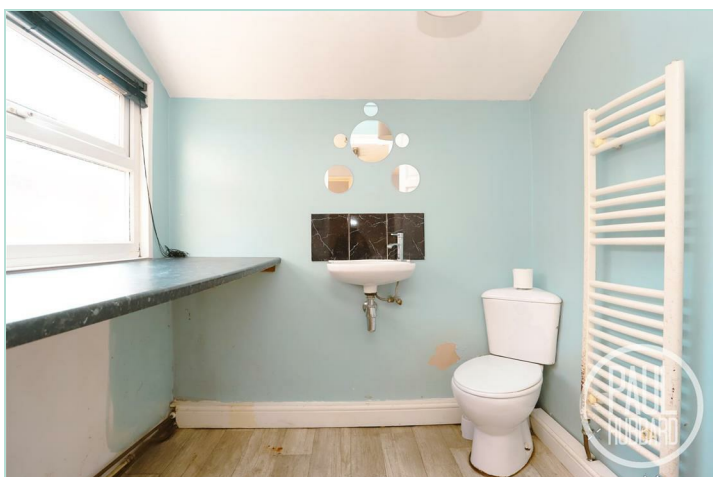
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Sitting Room

4.3m into bay x 3.5m  
UPVC double glazed bay window and entrance door to front aspect, carpet flooring, radiator, electric fire, door opening to door opening to stairs leading to first floor landing and dining room.

### Dining Room

4.4m max x 3.5m  
UPVC double glazed window to rear aspect, vinyl flooring, radiator, feature fireplace, additional under stairs space, door opening to the kitchen.

### Kitchen

2.7m x 2.0m  
UPVC double glazed window to side aspect with door opening into the garden, vinyl flooring, part tile walls, units above and below, laminate work surfaces, extractor fan, stainless steel sink with drainer, space for electric oven, fridge and door opening to a utility room.

### Utility Room

2.0m x 1.7m  
UPVC double glazed window to side aspect, vinyl flooring, heated towel rail, wall mounted gas combi boiler, toilet, hand wash basin, laminate work surfaces with space below for appliances including a washing machine and freezer.

### First Floor Landing

Carpet flooring, loft hatch, doors opening to bedrooms 1 and 2.

### Bedroom 1

4.5m x 3.5m  
UPVC double glazed window to front aspect, carpet flooring, radiator, doors opening to built in wardrobes and opening to a vanity unit and wash basin.

### Bedroom 2

3.5m x 3.5m  
UPVC double glazed window to rear aspect, carpet flooring, radiator and sliding door opening to the bathroom.

### Bathroom

2.7m x 2.0m  
UPVC double glazed window to side aspect, vinyl flooring, part tile walls, radiator, bath with mains fed shower above, vanity unit with inset wash basin and toilet with hidden cistern, door opening to a built in storage cupboard.

### Outside

To the front of the property a level cast iron gate opens to a small, easily maintained concrete garden which leads up to the main entrance door.

To the rear of the property a south east facing concrete courtyard garden which houses a timer garden shed and gate to rear aspect opening to shared 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.

