

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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

**£160,000**  
 Asking Price



**Southwell Road**  
 Lowestoft, NR33 0RW

- Mid terrace family home
- 3 bedrooms off of landing
- Open-plan lounge/ diner
- West facing rear garden
- Period features
- A great family home or investment opportunity
- Perfect for putting your own stamp on
- Walking distance to the beach & Kirkley shopping village
- Close to local amenities, shops & schools
- Great transport links nearby

Paul Hubbard Estate Agents  
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 Lowestoft  
 Suffolk  
 NR33 0BB

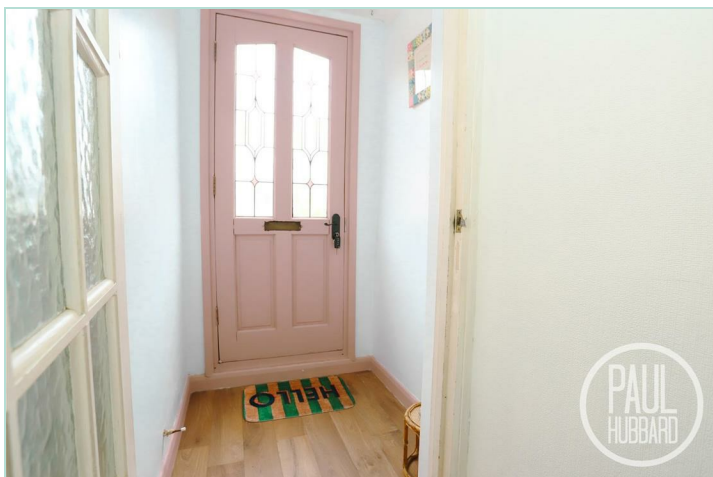
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

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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

1.26 x 1.16

Main entrance door to the front aspect, vinyl flooring and a door opens into the hallway.

### Hallway

Vinyl flooring, radiator, stairs leading to the first floor and doors opening to the lounge/ diner, kitchen & under-stair pantry.



### Lounge/ Diner

6.69 max x 3.42 max

Exposed floorboards, UPVC double glazed window to the front aspect, x2 radiators and UPVC double glazed door opening to the rear garden.

### Kitchen

3.51 x 2.17

Vinyl flooring, UPVC double glazed window to the side aspect, base units, oak work surface, butler sink with mixer tap, gas combi boiler, spaces for a fridge, washing machine & oven, radiator, a door opens into the bathroom and a UPVC door opens out to the garden.

### Bathroom

1.87 x 1.93

Tile flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, radiator, toilet, pedestal wash basin with mixer tap, p-shape panelled bath with a mixer tap & a handheld shower attachment and tiled splash backs.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, loft access and doors opening to bedrooms 1-3.



### Bedroom 1

4.40 x 3.51

Fitted carpet, UPVC double glazed window to the front aspect, radiator, fireplace and fitted wardrobes.

### Bedroom 2

3.05 x 2.78

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

### Bedroom 3

2.41 x 2.17

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

### Outside

Gated access opens onto a laid lawn frontage, bordered by mature plants and shrubs, with a pathway leading to the main entrance and outdoor lighting.

The west-facing rear garden features an artificial lawn and patio area, ideal for seating and outdoor entertaining. There are fully stocked borders with mature trees, plants, and shrubs, along with a timber storage shed, outdoor tap, and lighting. The garden is enclosed by panel fencing and also benefits from a separate gated patio area, perfect for pets, with additional gated rear access.

### 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.

