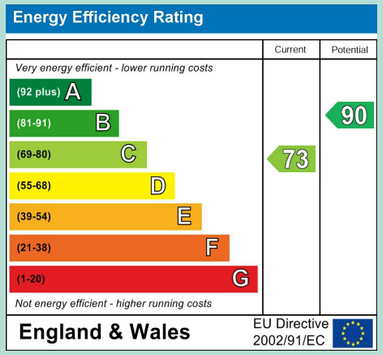
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



Alma Road

Lowestoft, NR32 2EA

- Mid terrace home
- 2 separate bedrooms
- Open plan lounge/diner
- Chain free
- Perfect first time home or investment property
- UPVC double glazing
- Gas central heating
- Conveniently located near shops & amenities
- Walking distance to the train station
- Available to view today

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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 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

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

3.34 x 2.80

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, fireplace, a cupboard housing the fuse board and an archway opening seamlessly connects the lounge to the dining room.

Dining room

3.35 x 2.79

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, under stair storage cupboard, stairs leading to the first floor landing and an opening leads through to the kitchen.

Kitchen

1.98 x 1.90

A step down to the kitchen, comprising; tile flooring & walls, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, built in extractor hood, spaces for appliances and a door out to the rear garden.

Stairs lead to the first floor landing

Fitted carpet, loft access, timber frame obscure window to the side aspect and doors opening to bedrooms 1 & 2.

Bedroom 1

3.90 x 2.81

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

Bedroom 2

2.77 x 2.64

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

Bathroom

2.79 max x 1.95 max

Steps down lead to the bathroom, which comprises; Vinyl flooring, tiled walls, UPVC double glazed obscure window to the side aspect, radiator, storage cupboard (housing the gas boiler), a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower above.

Outside

Towards the rear, there is a small courtyard with access to the front via a communal alleyway. Additionally, there is an outhouse available for storage purposes.

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.