

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£155,000
Asking Price



Lovewell Road

Lowestoft, NR33 0RQ

- Walking distance to the beach
- 3 Bedrooms
- Well presented throughout
- Close to local amenities, shops & schools
- Gas central heating
- Modern décor throughout
- Front and rear gardens
- Option to buy with Tenant in situ
- Popular Kirkley location
- Separate dining room



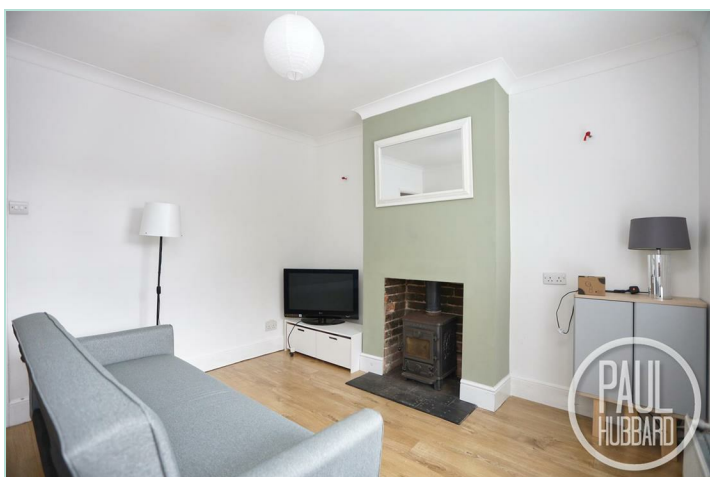
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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 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

e - info@paulhubbardonline.com

t - 01502 531218



Location

This 3 bedroom mid terrace property 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

3.5m x 3.4m
UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, radiator, cast iron log burner, opening to stairs leading to first floor landing and dining room.

Dining Room

3.5m x 2.8m
UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator, feature fireplace and openings to an under stairs storage cupboard and to the kitchen.

Kitchen

3.4m x 1.8m
A modern kitchen comprising of a UPVC double glazed window and door to the side aspect opening into the garden, laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, ceramic sink with drainer, 4 ring gas hob, extractor fan, heated towel rail, integrated oven, freestanding fridge/freezer and a door opening to the bathroom.

Bathroom

2.7m x 1.5m
UPVC double glazed window to the side aspect, vinyl flooring throughout, tile walls, pedestal hand wash basin, toilet, heated towel rail and a bath with handheld shower attachment.

First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.

Bedroom 1

3.5m x 3.3m
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and an opening to a built in cupboard with loft hatch and clothing rail inside.

Bedroom 2

3.5m x 2.8m
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and a door opening to bedroom 3.

Bedroom 3

2.4m x 1.7m
UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and wall mounted gas boiler.

Outside

To the front of the property a level timber gate opens to easily maintained shingle garden and concrete pathway to the main entrance door.

To the rear of the property a decked area leads up to a fully enclosed concrete and artificial lawn garden with timber garden shed and gate opening to rear access.

Financial Services

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.

