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£160,000
Asking Price

# Kimberley Road

Kirkley, NR33 0UB

- Mid terrace family home
- Chain free
- 3 separate bedrooms
- South facing garden
- Off road parking at the rear
- Gas combi boiler
- Double glazing
- Porch entrance
- Open plan kitchen/diner
- Conveniently located

PAUL HUBBARD

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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.

## Entrance porch

1.40 x 0.84

UPVC entrance door to the front aspect, UPVC double glazed obscure window to the side aspect, fitted carpet tiles and a UPVC door opening into the sitting room.

## Sitting room

4.35 x 3.56

Fitted carpet, UPVC double glazed window to the front aspect, radiator, multi-fuel burner and doors opening to the kitchen/ diner.

## Kitchen/diner

6.36 max x 2.56 max

This open plan living space comprises vinyl flooring, a radiator, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in double oven, microwave, electric hob & extractor hood, space for a washing machine, a cupboard housing the gas combi boiler, stairs leading up to the first floor landing, an opening leads through to the rear lobby and a door opens to the boot room.

## Rear lobby

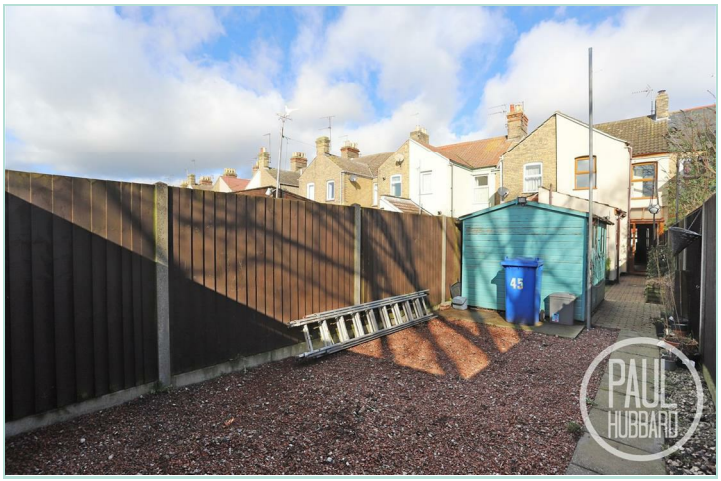
1.79 x 0.81

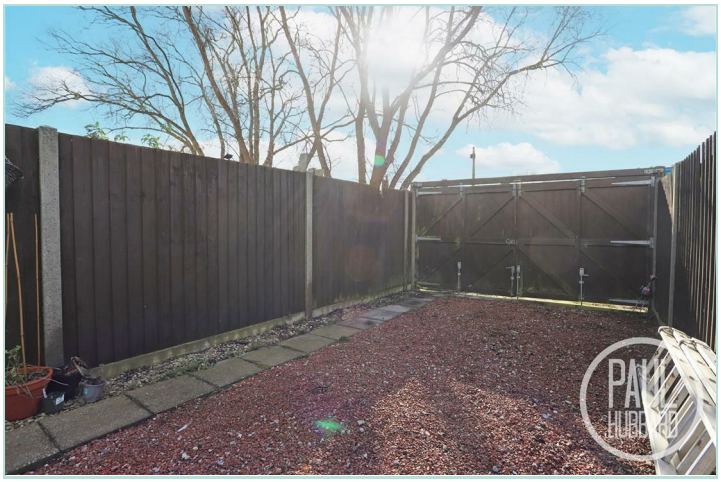
Vinyl flooring, space for a fridge-freezer and a door opening to the bathroom.

## Bathroom

2.05 x 1.74

Tile flooring, UPVC double glazed obscure window to the side aspect, tile walls, heated towel rail, suite comprises a toilet, a wash basin with a mixer tap set into a vanity unit and a mains fed shower set within a cubicle enclosure.





## Boot room

1.99 x 1.12

UPVC door opens to the rear garden, UPVC double glazed window to side & rear aspects and vinyl flooring throughout.

## Stairs leading to the first floor landing

Fitted carpet, radiator, an airing cupboard with a radiator and doors opening to bedrooms 1-3.

## Bedroom 1

3.57 x 3.42

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

## Bedroom 2

4.34 (into cupboard) x 1.43

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and sliding doors open to a storage cupboard (with loft access).

## Bedroom 3

2.87 x 2.02

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

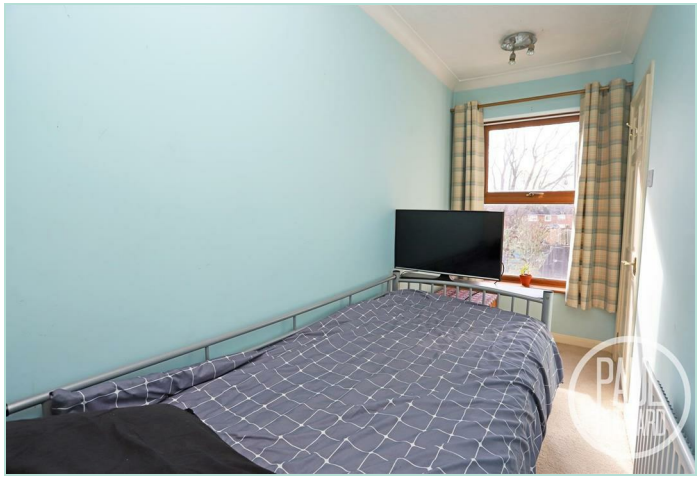
## Outside

At the front, a compact, partially enclosed brickweave garden sits alongside a UPVC entrance door which leads into the porch.

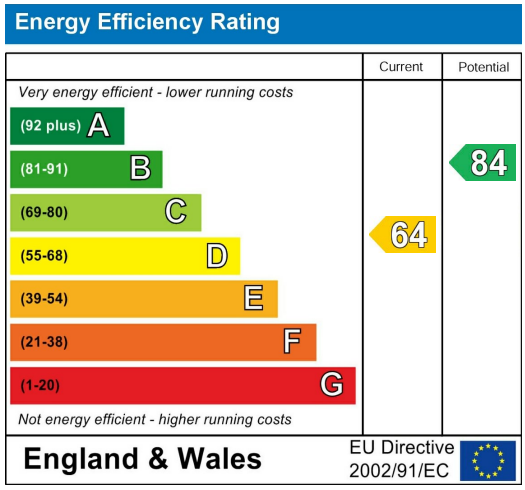
The South-facing rear garden features a brickweave pathway, artificial lawn, raised planters, a timber storage shed, a shingle area ideal for off-road parking, double gates to the rear, and is fully enclosed by a panel fence surround.

## 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.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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