

Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating:  
 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	

**£180,000**  
 Asking Price



**Clapham Road North**  
 Lowestoft, NR32 1RR

- Deceptively spacious family home
- 3 Double bedrooms set over 3 floors
- Chain free
- Well presented throughout
- Period features
- Gas central heating with combi boiler
- Open-plan living
- West facing rear courtyard garden
- Close to local amenities, shops & schools
- Great transport links within walking distance



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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



### 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.

### Open plan lounge/ diner

The lounge and dining areas have been opened up to create a bright, spacious, and versatile room. Which connects seamlessly to the hallway.

### Lounge

4.80m x 3.72m  
UPVC double glazed window & entrance door to the front aspect, vertical radiator, laminate flooring, built in media wall with electric fireplace, an opening leads through to the dining room and a doorway opening leads to the hallway.

### Dining area

3.64m x 3.03m  
Laminate flooring, radiator, a doorway opening leads into the hallway and a large UPVC door opens to the garden room.

### Kitchen

4.72m x 2.61m  
Vinyl flooring, UPVC double glazed window to the side aspect, units above & below with soft close cupboards & drawers, laminate work surfaces, under mount stainless steel & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, space for a fridge/freezer, a doorway opening leads through to the lobby and a UPVC door opens into the garden room.

### Rear lobby

Vinyl flooring, space for hanging coats etc, steps up to the utility room.

### Utility room

1.55m x 1.55m  
Vinyl flooring, UPVC double glazed window to the side aspect, spotlights, toilet, ceramic wash basin with mixer tap, laminate work surface and space beneath for appliances.

### Garden room

4.79m x 1.91m  
Vinyl flooring, x2 sky lights, dual aspect UPVC double glazed windows, space for any additional appliances including a tumble dryer, and x2 UPVC doors open to the lounge/diner & rear garden.



### Stairs leading to the first floor landing

A split level landing with fitted carpet, a timber staircase, decorative vinyl kick boards and doors opening to the bathroom and bedrooms 1 & 3.

### Bathroom

4.72m x 2.61m  
A real highlight of the home, this well-proportioned bathroom offers a comfortable and practical space for everyday living. Vinyl flooring, UPVC double glazed window to the side aspect, spotlights, extractor fan, heated towel rail, gas combo boiler, toilet, wash basin set into a vanity unit with a mixer tap, part tiled walls, touch screen LED mirror, freestanding bathtub with a mixer tap and a walk-in electric shower.

### Bedroom 1

4.96m x 3.80m  
Fitted carpet, x2 UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

### Bedroom 3

3.69m x 3.17m  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a period fireplace.

### Stairs leading to the third floor

Fitted carpet & a timber staircase, decorative vinyl kick boards and a sliding door opens into bedroom 2.

### Bedroom 2

4.78m x 4.48m  
Fitted carpet, UPVC double glazed window to the front aspect, radiator, lift access and built-in shelving.

### Outside

The property features a charming shingle frontage with mature plants and shrubs, a pathway leading to the main entrance, all enclosed by a brick wall.

To the rear, a west-facing courtyard offers paved slabs with shingle borders, fully stocked raised planters, an outdoor tap, a timber-frame pergola, and a timber storage shed. The space is fully enclosed by a brick wall, with gated access to the rear.

### 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.

