

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) A	<div>69</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£150,000
Asking Price



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. Made with Metropix ©2025



St Margarets Road

Lowestoft, NR32 4HT

- Ideal mid terrace home
- 3 bedrooms
- 2 reception rooms
- Period features
- Chain free
- Gas central heating with combi boiler
- Renovations completed throughout
- Modern décor throughout
- South facing rear garden
- Centrally located for local shops & amenities



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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.

Sitting Room

3.6 x 3.5

Entrance door & UPVC double glazed window to the front aspect, fitted carpet, radiator, cast iron burner, fitted storage cupboard (housing the consumer unit) and a door opens to the stairs and then leads through to the dining room.

Dining Room

3.7 x 3.4

Fitted carpet, UPVC double glazing window to the rear aspect, radiator, under-stair storage cupboard and an opening leads through to the kitchen.

Kitchen

3.6 x 2.1

Tile flooring, x2 UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, ceramic hob, stainless steel extractor hood, space for a washing machine & fridge-freezer and a door opens into the rear lobby.

Rear Lobby

Tile flooring, built-in storage cupboard (housing the gas combi boiler) and doors open to the bathroom & out to the rear garden.

Bathroom

2.3 x 1.7

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled floor & walls, down lights, suite comprises a toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower with both hand-held & rainfall heads.

Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

3.9 x 3.5

Fitted carpet, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 2

4.1 x 3.4

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace and a door opens into bedroom 3.

Bedroom 3

2.5 x 2.3

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

Outside

The property is accessed via a gated pathway leading to the front door, fully enclosed by a brick wall surround.

The south-facing rear garden features a pathway leading to a shingle area, a timber shed and gated rear access, all enclosed by a brick wall 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.

