

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

£190,000
Asking Price



Lupton Close

Lowestoft, NR32 3QS

- Mid terrace home
- 3 bedrooms
- Open-plan living space
- Ground floor cloakroom
- Chain free
- Neutral decor throughout
- Perfect for making your own
- West facing rear garden
- Off road parking
- Close to local amenities, shops & schools

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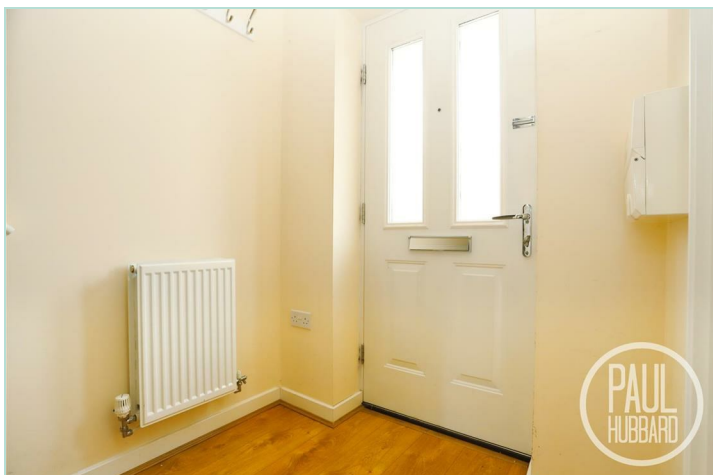
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

Composite entrance door to the front aspect, laminate flooring, radiator, consumer unit, stairs to the first floor and a door opening to the kitchen/ lounge.

Open-plan Living Space

6.73 x 3.70

Comprising a kitchen & lounge area featuring laminate flooring, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, space for appliances, x2 radiators, a door opens to the cloakroom and UPVC French doors opening to the rear garden.

Cloakroom

1.49 x 0.85

Laminate flooring, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps and tiled splash back.

Stairs to the First Floor Landing

Fitted carpet, doors opening to bedrooms 2-3 & the family bathroom and stairs leading to the second floor.

Bedroom 2

3.71 x 2.37

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

Bedroom 3

3.69 max x 2.38 max

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

Bathroom

1.80 x 1.69

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

Stairs to the Second Floor Landing

Fitted carpet, built-in storage cupboard and a door opens into bedroom 1.

Bedroom 1

4.73 max x 3.73 max

Fitted carpet, x3 Velux windows, radiator and loft access.

Outside

A brick weave driveway provides off road parking, with the main entrance door to the front aspect.

Low maintenance west facing rear garden featuring artificial lawn, raised decking, shingle borders and a pathway leading down the garden. Gated rear access, fully enclosed by panel fencing and benefiting from a useful storage unit.

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.

