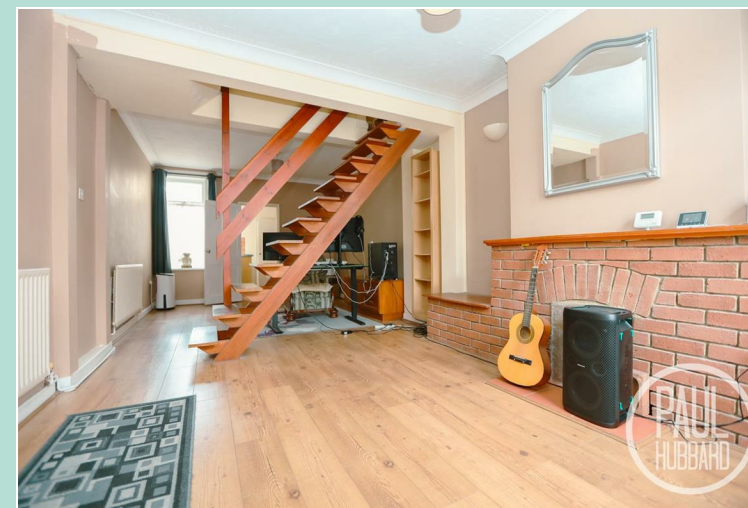


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£120,000
 Asking Price



Seago Street Lowestoft, NR32 2DT

- Nestled in the heart of North Lowestoft
- 3 Bedrooms
- Walking distance to the town centre
- West facing rear garden
- Spacious open plan lounge/diner
- Sizeable bathroom
- Close to local amenities
- A great opportunity to put your own stamp on it
- Gas central heating
- UPVC Double glazing throughout

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

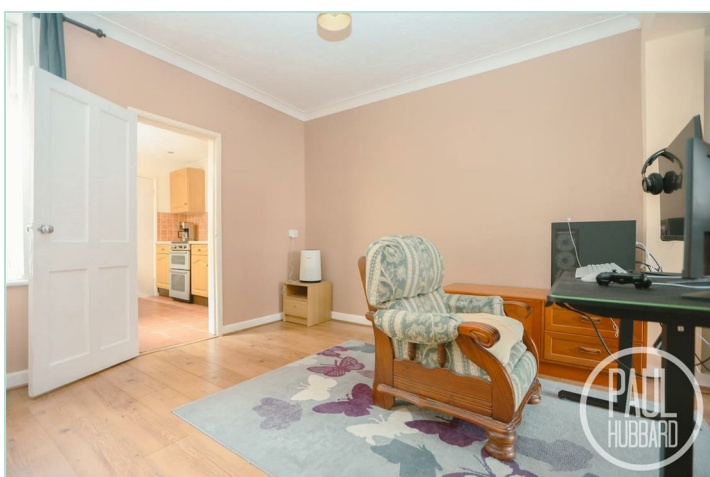
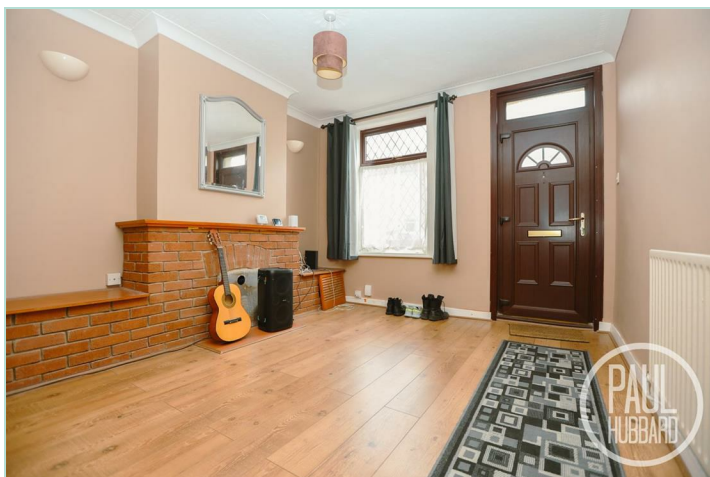
Contact Us
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 01502 531218
info@paulhubbardonline.com

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

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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.

Lounge/Diner

7.67m max x 3.37m
UPVC double glazed entrance door and windows to the front and rear aspects, wood effect laminate flooring throughout, x2 radiators, stairs leading to the first floor and an opening to the kitchen.

Kitchen

2.85m x 2.14m
UPVC double glazed window and door to the side aspect opening into the garden, door opening to the lobby, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, space for appliances including a washing machine, oven and fridge/freezer.

Lobby

UPVC double glazed window to the side aspect, tile flooring throughout and a door opening to bathroom.

Bathroom

2.50m max x 1.98m
UPVC double glazed window to the side aspect, tile flooring throughout, tile walls, pedestal hand wash basin, toilet, heated towel rail and a bath with mains fed shower above and glass screen.

First Floor Landing

Carpet flooring and doors opening to bedrooms 1 and 2.

Bedroom 1

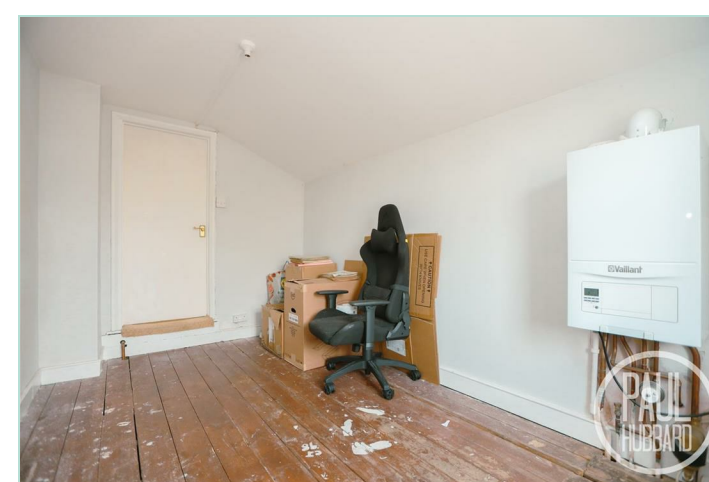
3.38m x 3.33m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and period feature fireplace.

Bedroom 2

3.37m x 3.35m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, opening with curtain to a built in storage space with access to the loft and door opening to bedroom 3.

Bedroom 3

3.70m x 2.12m
UPVC double glazed window to the rear aspect, exposed original floorboards throughout, wall mounted gas boiler and a radiator.



Outside

To the front of the property a well maintained patio garden within a brick wall surround.

To the rear of the property a brick weave pathway leads up to an easily maintained west facing courtyard garden which houses a timber garden shed and gate to rear aspect opening to shared alley.

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 today to arrange your free, no obligation quote.

