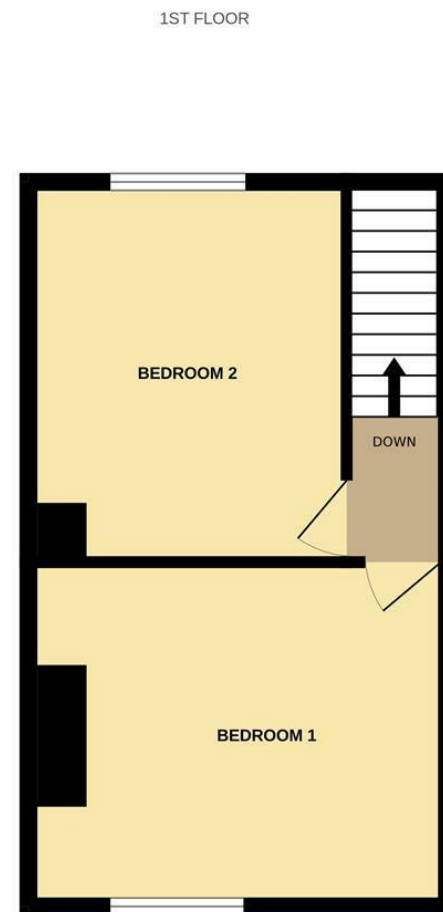
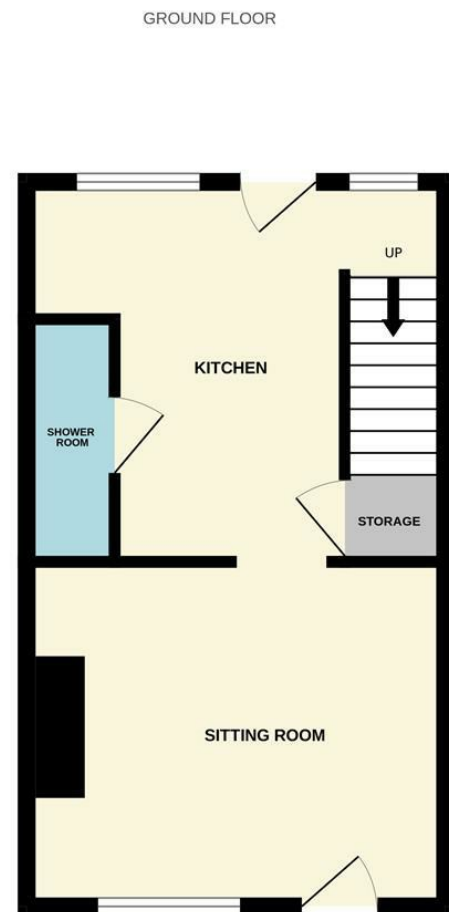


Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

£120,000
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.
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Clapham Road North

Lowestoft, NR32 1RS

- Vacant possession
- Excellent transport links, nearby bus station & railway
- Walking distance to the town centre & close to local schools
- A great investment potential
- Chain free mid-terrace cottage
- EPC rating C70
- 2 separate bedrooms
- An exciting project ready for renovations
- West facing rear courtyard
- Gas central heating

**PAUL
HUBBARD**

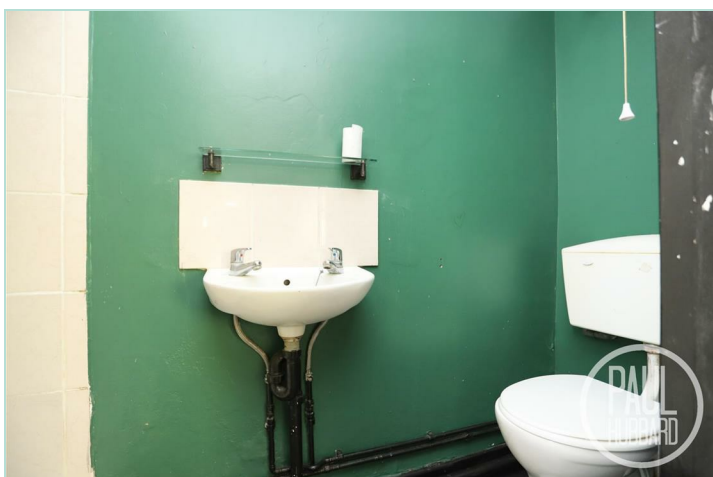
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
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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t - 01502 531218



Location

Discover your home in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles, this stunning home is waiting for you. With award-winning sandy beaches and breath taking Victorian seafront gardens, you'll feel like you're living in a postcard. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalize 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.

Sitting Room

4.21 x 3.45

Exposed concrete floor, aluminium entrance door and a UPVC double glazed window to the front aspect, radiator, cupboard housing the consumer unit and a doorway opening leads through to the kitchen.

Kitchen

3.82 max x 3.99 max

Vinyl flooring, x2 timber framed windows to the rear aspect, radiator, under-stair storage cupboard, gas boiler, base units, laminate work surfaces, tile splash backs, stainless steel sink and drainer with mixer tap, space for an oven, washing machine & fridge-freezer, a door opens into the shower room, stairs lead up to the first floor landing and a UPVC door opens to the rear garden.

Shower Room

2.43 x 0.86

Vinyl flooring, toilet, wall-mounted wash basin with hot and cold taps, electric shower with a shower tray, tile splashbacks and an extractor fan.

Stairs leading to the First Floor Landing

Fitted carpet leading to exposed floorboards and doors opening to bedrooms 1 and 2.

Bedroom 1

4.21 x 3.43

Fitted carpet, UPVC double glazed window to the front aspect, loft access and a radiator.

Bedroom 2

3.35 x 2.45

Exposed floorboards, radiator, UPVC double glazed window to the rear aspect.

Outside

Gated access opens to a front garden with a laid lawn and a pathway that leads to the front door, partially enclosed by a brick wall surround.

The west-facing patio courtyard garden features a raised planter ready for plants, with a panel fence and brick wall surround, as well as gated access to the rear. Potential for off road parking (STP).

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.

