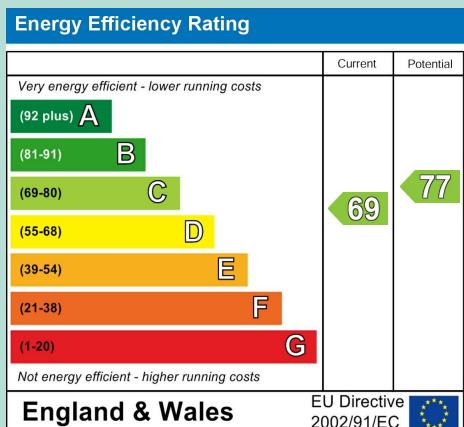


Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council



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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.



Henham Road Lowestoft, NR32 4SP

- First-floor maisonette with private entrance
- 2 double bedrooms
- Spacious throughout
- UPVC double glazing
- Built-in storage solutions
- Modern kitchen & bathroom
- Ready to personalise & make your own
- Communal gardens front & rear
- Gas central heating
- Close to local amenities, shops & schools

**PAUL
 HUBBARD**



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 breathtaking 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.

Entrance Hall

A private UPVC entrance door to the front aspect, fitted carpet, under-stair storage space and stairs lead up to the first floor landing.

Stairs leading to the First Floor Landing

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a door opens into the kitchen/ breakfast room.

Kitchen/ Breakfast Room

3.49 x 3.19

Vinyl flooring, x2 UPVC double glazed windows to the front aspect, radiator, down lights, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, integrated dishwasher, space for a washing machine & fridge-freezer, fitted dining table with space for stools and a door opens into the lounge/diner.

Lounge/ Diner

5.42 x 4.20

Fitted carpet, x2 UPVC double glazed windows to the rear aspect, radiator and a built-in storage cupboard.

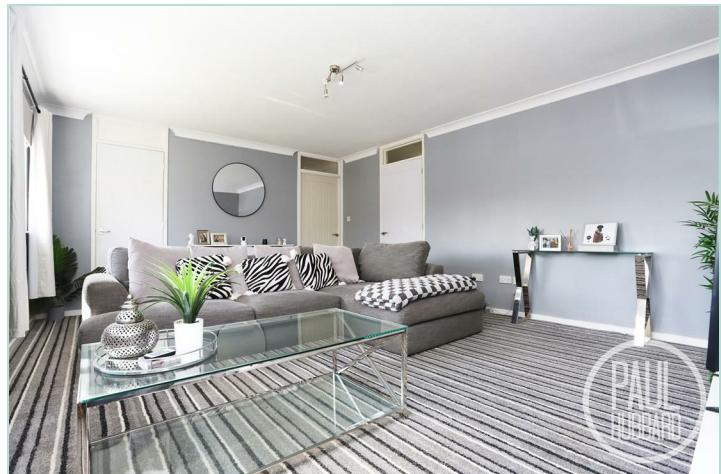
Inner Hallway

Fitted carpet, radiator, loft access hatch and doors opening to a spacious storage cupboard, bedrooms 1-2 and the family bathroom.

Bedroom 1

3.49 x 3.19

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe with double doors.



Bedroom 2

3.94 x 2.55

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built in wardrobe with double doors.

Bathroom

3.51 max x 2.40 max

Vinyl flooring, x2 UPVC double glazed obscure windows to the front aspect, heated towel rail, part-tiled walls, toilet, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap & a handheld shower attachment and double doors opening to a built-in storage cupboard.

Outside

The property features a shared lawned frontage and pathway leading directly to the main entrance door at the front. The maisonette benefits from its own private entrance, separate from the main building's communal access.

At the rear, there is a communal garden primarily laid to lawn, enjoying a southerly aspect that ensures ample natural light. The garden also includes a rotary washing line for shared use.

Lease information

- 88 years remaining
- Annual ground rent £10
- Grounds maintenance £69.30
- Building insurance £181.17
- = £260.47

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.

