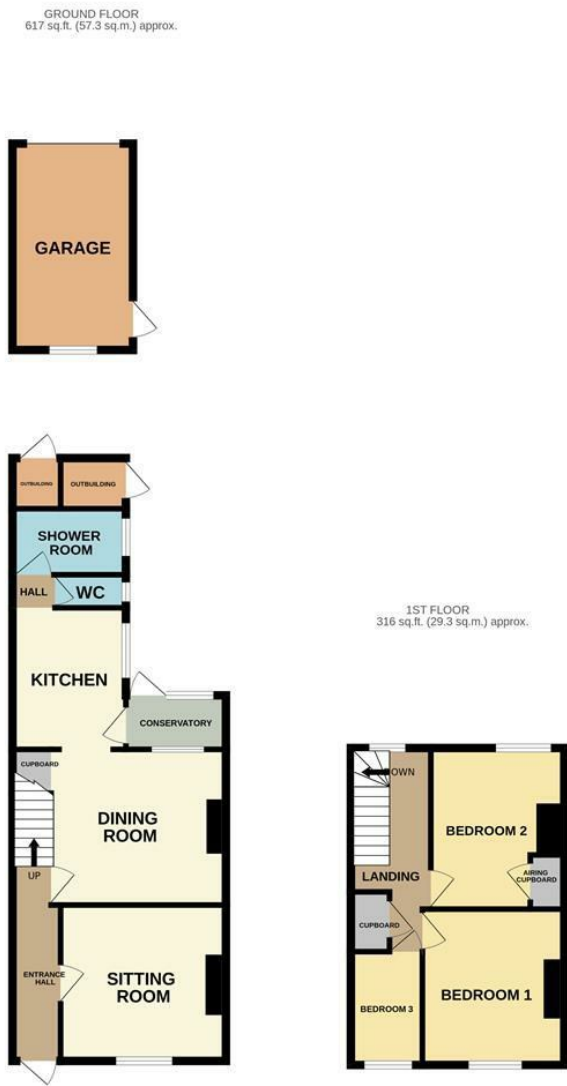


Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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



Water Lane Suffolk, NR32 2NH

- Chain free
- Three separate bedrooms
- Nestled in the heart of North Lowestoft
- Ideally placed for local amenities
- Modern ground floor shower room
- Ideal for public transport links
- x2 Outhouses and a garage
- Separate entrance hall
- UPVC Double glazing throughout
- A great opportunity to put your own stamp on it



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

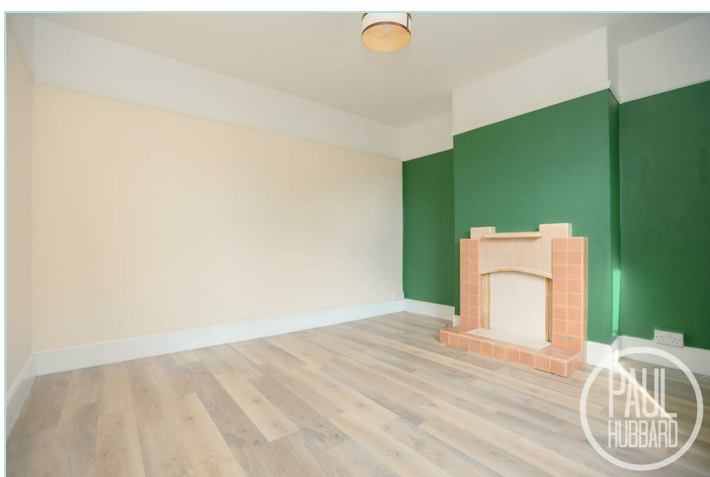
e - info@paulhubbardonline.com

t - 01502 531218



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.



Entrance Hall

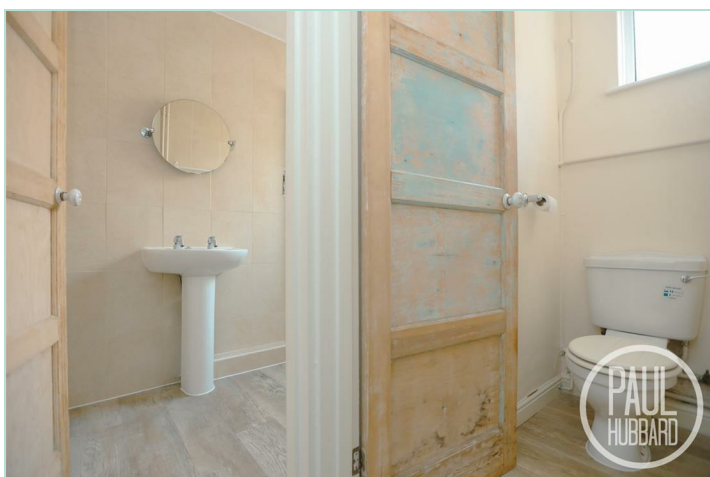
UPVC double glazed door opening to front aspect, LVT flooring throughout, picture rail, radiator, carpeted stairs leading to first floor landing and doors opening to sitting room and dining room.

Sitting Room

3.5m x 3.3m
UPVC double glazed window to front aspect, LVT flooring throughout, period tiled fireplace, picture rail and a radiator.

Dining Room

3.5m x 3.3m
UPVC double glazed window to rear aspect, LVT flooring throughout, picture rail, dado rail, a radiator, opening to under stair storage cupboard and opening into the kitchen.



Kitchen

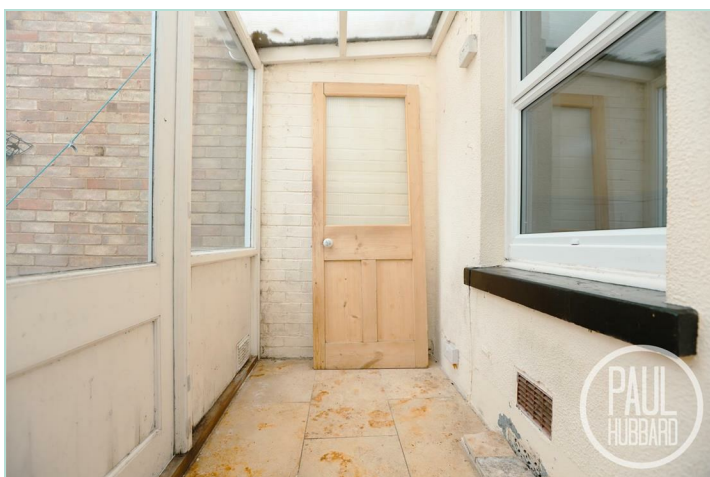
3.0m x 2.4m
UPVC double glazed window to side aspect, door opening to conservatory and opening into the inner hall. LVT flooring throughout, units above and below laminate work surfaces, inset stainless steel sink and drainer. Integrated oven with gas hob. Spaces for fridge freezer and washing machine.

Inner Hall

LVT flooring throughout, doors opening to the shower room and into the WC.

Shower Room

2.4m x 1.3m
UPVC double glazed window to side aspect, LVT flooring throughout, pedestal hand wash basin, heated towel rail, electric shower within a glass cubicle.



WC

1.5m x 0.7m
UPVC double glazed window to side aspect, LVT flooring throughout and a toilet.

Conservatory

2.0m x 1.2m
Timber double glazed window surround, timber door to rear opening into the garden and tile flooring throughout.

Stairs leading to the first floor landing

UPVC double glazed window to the rear aspect, carpet flooring, picture rail, loft hatch and doors opening to bedrooms 1-3 and door opening to the storage cupboard.

Bedroom 1

3.4m x 3.1m
UPVC double glazed window to rear aspect, carpet flooring throughout and a radiator.

Bedroom 2

3.1m x 3.3m
UPVC double glazed window to front aspect, carpet flooring throughout, door to a cupboard housing the gas boiler and a radiator.



Bedroom 3

2.4m x 1.4m
UPVC double glazed window to front aspect, carpet flooring throughout and a radiator.

Outside

To the front is a small concrete garden with a raised decorative planter enclosed by a brick wall surround.

To the rear is a fully enclosed paved garden with a patio seating area, along with access to two outhouses, the garage (4.37m x 2.55m), and a gate leading to rear access.

Agent Note

- A new boiler was installed on 27 July 2022, it has a 10-year warranty (over a 6 year warranty left)

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.

