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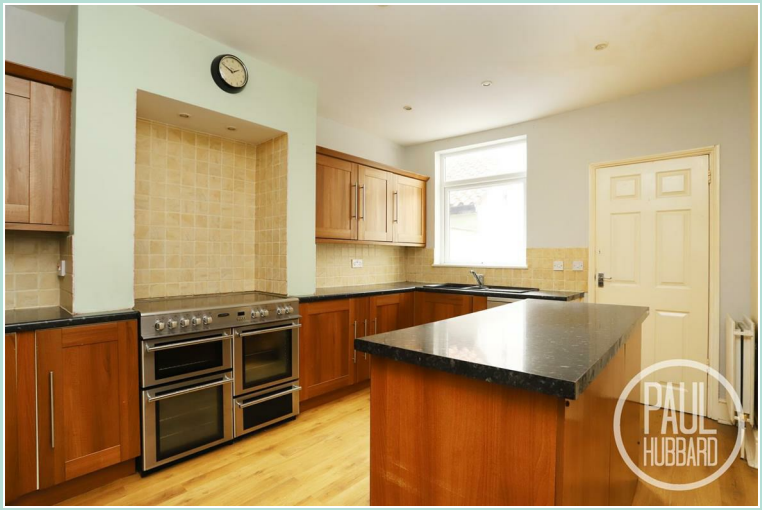
£180,000
Asking Price



Queens Road

Lowestoft, NR32 1TB

- Bay fronted Victorian family home
- Set over 3 floors
- Chain free
- 4/5 separate bedrooms
- First floor bathroom & separate WC
- Popular location close to local amenities, shops & schools
- Open plan kitchen/ diner with adjoining utility room
- Spacious entrance hall
- Built-in storage solutions
- Fully enclosed west facing rear courtyard garden

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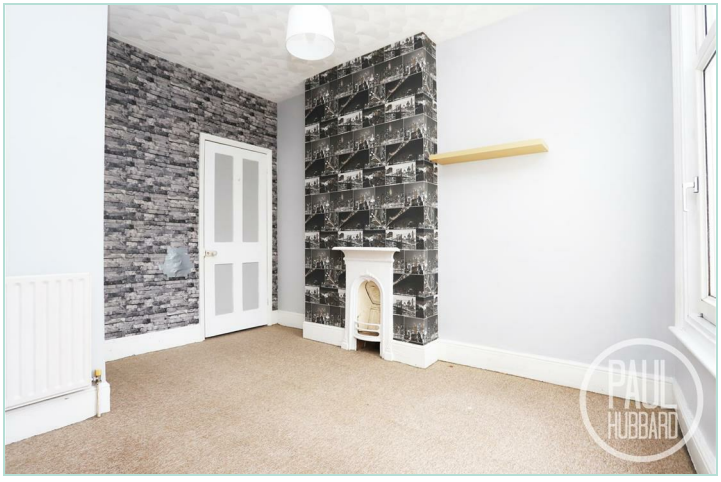


Location

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.

Entrance Hall

A spacious & welcoming entrance hall featuring laminate flooring, radiator, cupboard housing the consumer unit, doors opening to the sitting room, kitchen/ diner & a large under-stair storage cupboard. Stairs lead up to the first floor landing.

Sitting Room

4.78 max into bay x 4.14 max
Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators and a period fireplace.

Kitchen/ Diner

6.13 max x 4.54 max
Laminate flooring, x2 radiators, UPVC French doors open out to the rear courtyard, a large opening connects the dining room with the kitchen & features UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, down lights and spaces for an American style fridge freezer, a large Rangemaster style oven & a dishwasher. A door opens into the utility room.

Utility Room

2.79 x 2.71
A step down takes you to the utility room which features tile flooring, radiator, UPVC double glazed window to the side aspect, gas boiler, units above & below, laminate work surfaces, space for a washing machine & tumble dryer and a door opens to the rear courtyard garden.

Stairs leading to the First Floor Landing

Fitted carpet, doors opening into bedrooms 2-4 & a built-in storage cupboard and stairs leading up to bedroom 1.

Bedroom 2

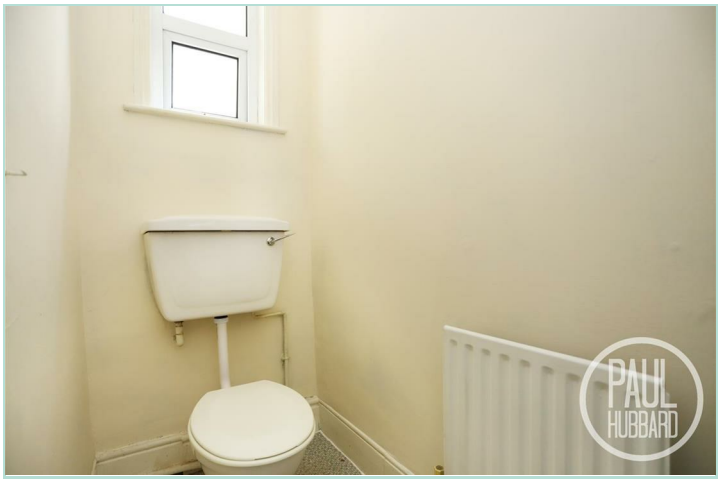
4.01 max x 3.38 max into bay
Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and a period fireplace.

Bedroom 3

3.59 max x 3.11 max
Fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 4

2.97 x 2.91
UPVC double glazed window to the front aspect and a radiator.



Bedroom 5

3.52 x 2.84

A versatile space perfect for use as a bedroom, dressing room or home office. Featuring fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace and a door opening into the bathroom.

Bathroom

2.63 x 2.56

Vinyl flooring, UPVC double glazed obscure window to the side aspect, built-in storage cupboard, tiled walls, radiator, toilet & wash basin set into a vanity unit with a mixer tap and a p-shape panelled bath with hot & cold taps with an electric shower set above.

Cloakroom

1.99 x 0.92

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, toilet and a corner wash basin with hot & cold taps.

Stairs leading to bedroom 1

Fitted carpet and a door opens into bedroom.

Bedroom 1

6.12 max x 3.98 max

Fitted carpet, UPVC double glazed window to the front aspect and eaves storage.

Outside

Gated access opens onto a pathway with original tiled path, leading to the main entrance door, complemented by outdoor lighting.

Steps descend to a fully enclosed concrete courtyard garden, bordered by a brick wall. The space includes outdoor lighting, a water tap, and gated rear access.

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.

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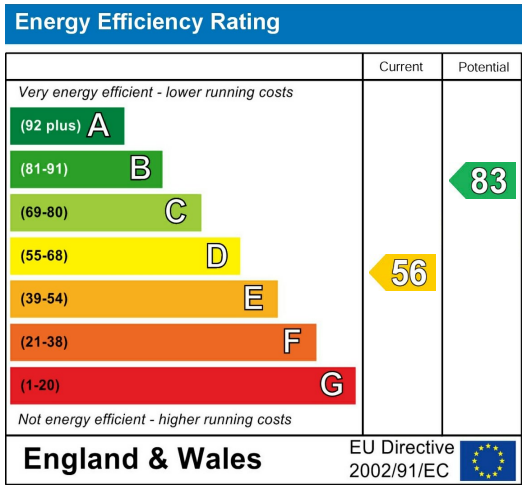
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



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