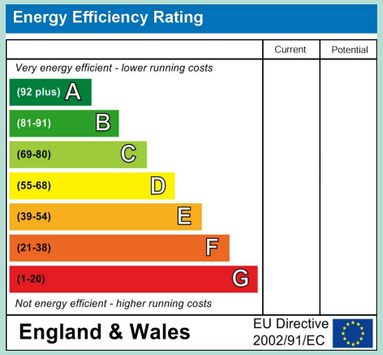
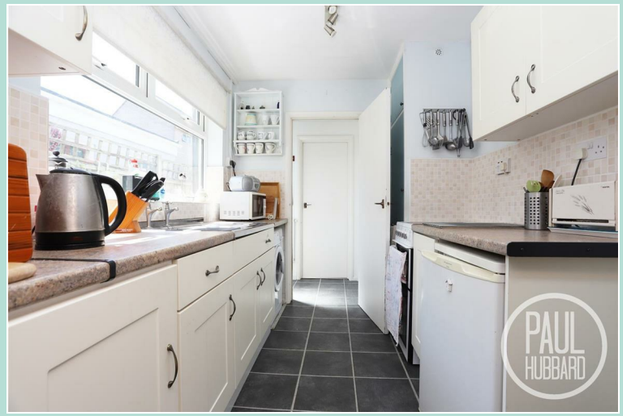
Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council





Union Place

Kirkley, NR33 0HG

- Well presented cottage
- Tucked away off of the main road
- Chain free
- 2 double bedrooms
- Courtyard garden
- Modern kitchen & bathroom
- Open-plan lounge/diner
- UPVC double glazed throughout
- NEW Worcester gas boiler (fitted 03/03/25)
- Close to local amenities, shops & transport links

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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 are 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

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

6.02 max x 3.94 max

The lounge and dining room have been thoughtfully opened up to form a seamless, flowing layout - perfect for modern living and creating an inviting, sociable space ideal for entertaining or relaxing. Features fitted carpet, x2 UPVC double glazed windows to the front & rear aspect, vertical radiator, radiator, cast-iron burner, built-in unit housing the gas & electric and a door opens into the kitchen.

Kitchen

2.95 max x 2.17 max

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, built-in storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, spaces for an oven, fridge & washing machine and a door opens into the rear lobby.

Rear Lobby

Vinyl flooring, radiator, built-in storage cupboard, recessed mat and doors opening to the bathroom & to outside.

Bathroom

2.05 x 1.63

Tiled carpet, heated towel rail, UPVC double glazed obscure windows to the side & rear aspect, toilet, wash basin set into a vanity unit with hot & cold taps, a panelled bath with hot & cold taps & a shower set above and aqua board wall panels.

Stairs leading to the First Floor Landing

Fitted carpet, over-stair storage cupboard and doors opening to bedrooms 1 & 2.

Bedroom 1

3.21 x 3.02

Exposed & painted floorboards, UPVC double glazed window to the front aspect, vertical radiator and a built-in storage cupboard.

Bedroom 2

3.02 x 2.77

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

Outside

The front of the property boasts neatly planted borders and a well-maintained lawn, complemented by mature shrubs and greenery that enhance its charm and curb appeal. The main entrance is located at the front.

To the rear, a charming patio garden offers the perfect space for a table and chairs, bordered by mature plants and shrubs. Additional features include raised planters, a timber storage shed, and an outdoor tap. Please note, there is a right of way across the path for a neighbouring property.

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.