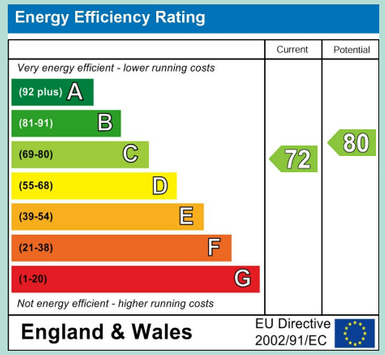
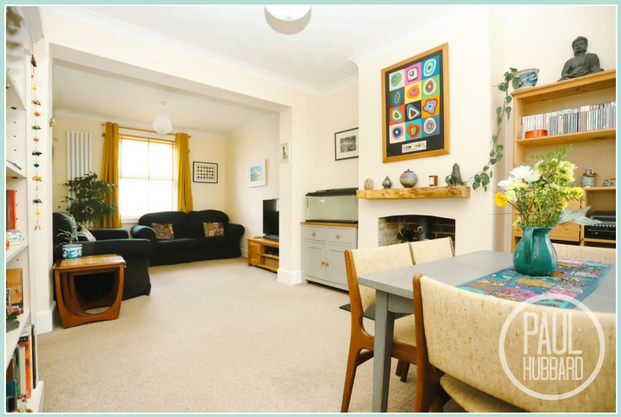
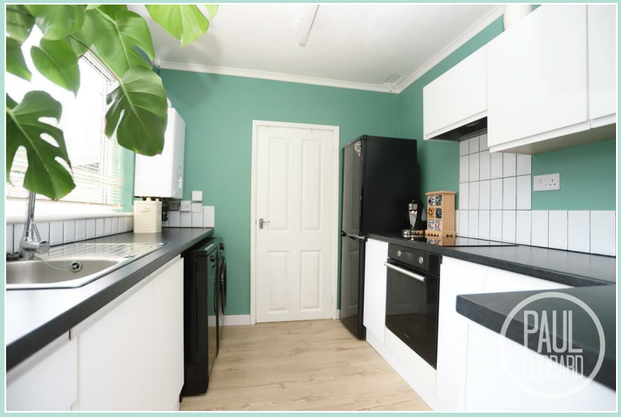
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council











Ontario Road

Lowestoft, NR33 0EU

- Well presented mid terrace home
- 3 separate bedrooms
- Modern décor throughout
- Fully enclosed South/ East facing rear courtyard garden
- Built-in storage solutions
- Close to local amenities, shops & schools
- Walking distance to Kirkley high street
- UPVC double glazing
- Gas central heating with combi boiler new May 2025
- Open-plan lounge/ diner

e - info@paulhubbardonline.com t - 01502 531218

PAUL HUBBARD

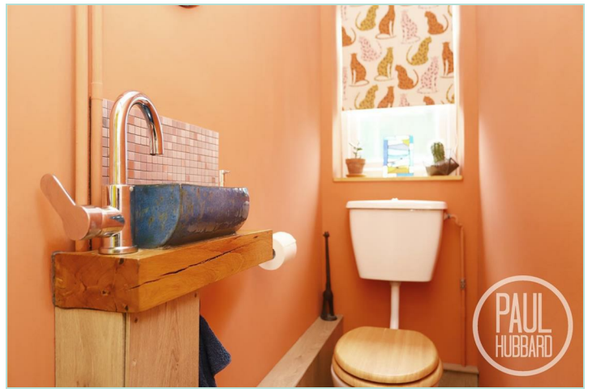
Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

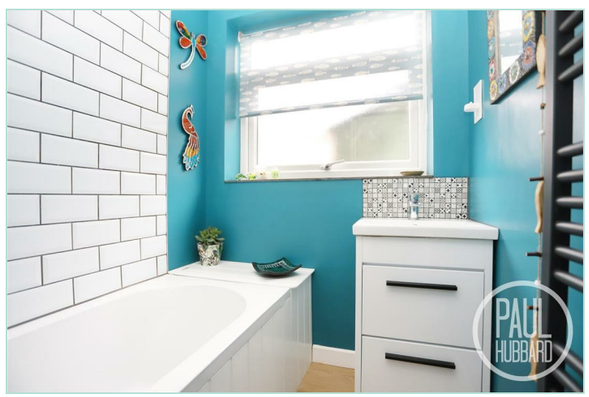
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Entrance Hall
Main entrance door to the front aspect, consumer unit, fitted carpet, radiator, stairs leading to the first floor landing and a door opens into the lounge/ diner.

Lounge/ Diner
6.55 max x 3.13 max
Fitted carpet, x2 dual aspect UPVC double glazed windows, x2 vertical radiators, cast iron wood burner, feature ash mantle, under stair storage cupboard and a door opens into the kitchen.

Kitchen
2.86 x 2.43
Laminate flooring, UPVC double glazed window to the side aspect, gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, electric hob & extractor hood, space for a fridge-freezer, washing machine & dishwasher and a door opens to the rear lobby.

Rear Lobby
2.31 x 0.88
Laminate flooring, doors opening to the WC, bathroom and a UPVC door opens out to the rear garden.

WC
1.83 x 0.74
Laminate flooring, UPVC double glazed obscure window to the rear aspect, toilet, feature wash basin with a mixer tap and a tile splash back.

Bathroom
1.83 x 1.48
Laminate flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tile splash backs, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above.

Stairs leading to the First Floor Landing
Fitted carpet, loft access, radiator, fitted storage cupboard with double doors and doors opening into bedrooms 1-3.

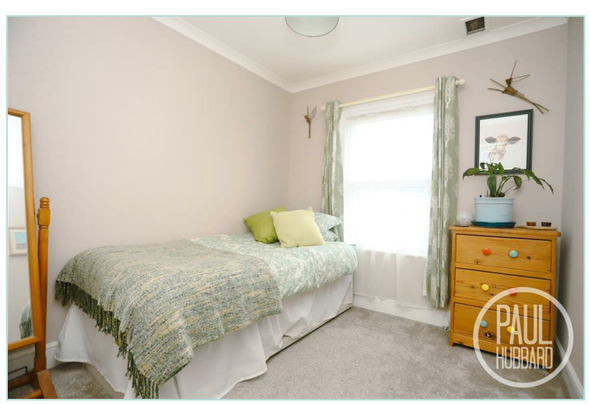
Bedroom 1
3.66 x 3.02
Fitted carpet, UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

Bedroom 2
3.34 x 2.44
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3
2.85 x 2.41
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.









Outside
The main front entrance door is sheltered by a storm porch and opens into the main entrance hall.

To the rear is a south-east facing courtyard garden, paved for low maintenance and offering space for a table and chairs with potted plants. The garden also benefits from a timber storage shed, outdoor tap, and is fully enclosed by brick walls with 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.