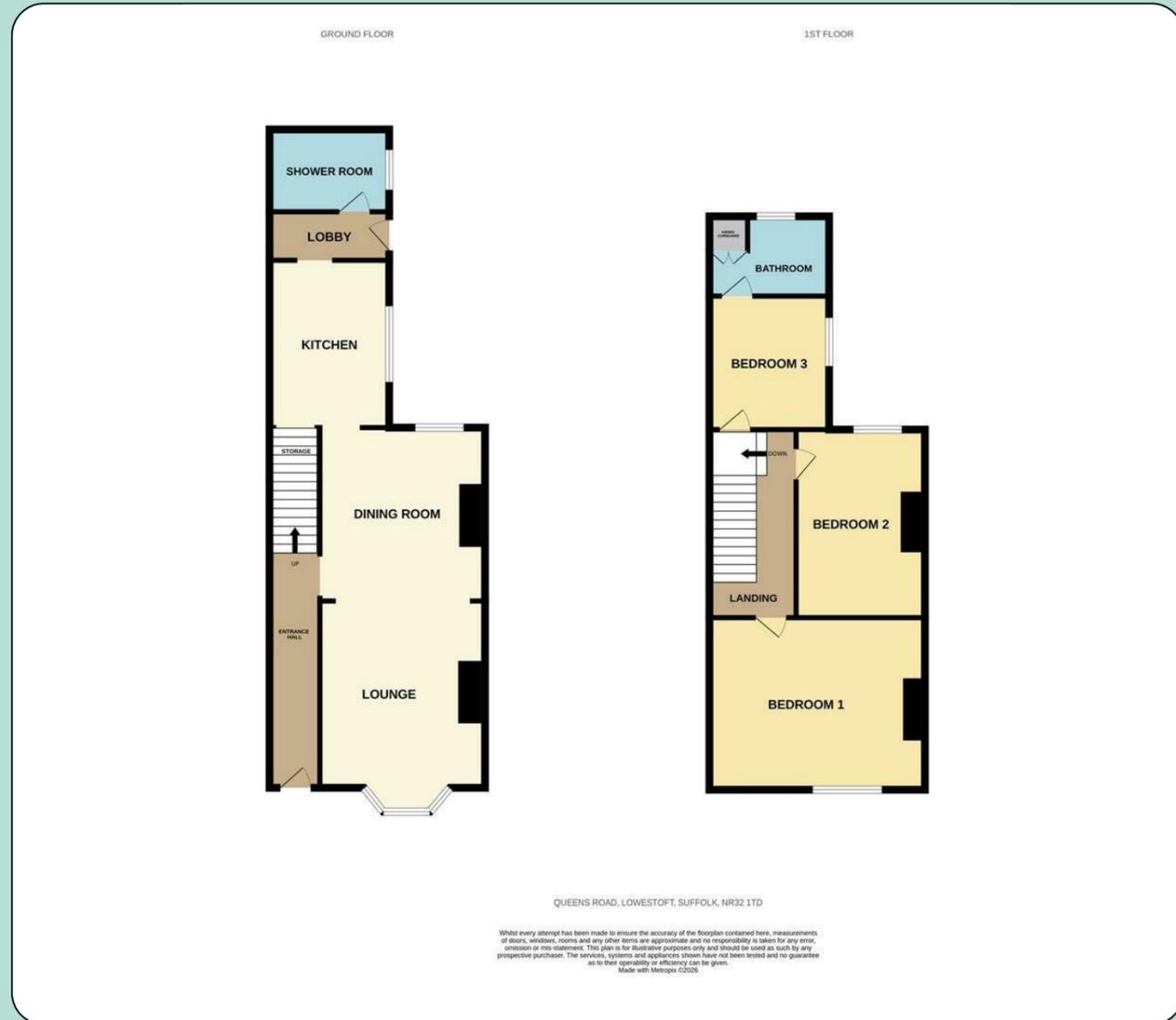


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£150,000
 Guide Price



94 Queens Road Suffolk, NR32 1TD

- Bay fronted family home
- Hallway entrance
- 3 Separate Bedrooms
- Ground floor shower room & Ensuite Bathroom
- Open-plan lounge/diner
- Gas central heating
- UPVC double glazing
- Modern décor throughout
- Great transport links nearby
- Close to local amenities, shops & schools

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 Lowestoft
 Suffolk
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 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

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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

Composite entrance door to the front aspect, laminate flooring, stairs leading to the first floor landing, radiator and a door opens into the dining room.

Lounge/ Diner

8.13 max into bay x 3.66 max

The lounge and dining room have been opened up to form a spacious reception area, ideal for both family living and entertaining.

Lounge

UPVC double glazed bay window to the front aspect, laminate flooring and a radiator.

Dining Room

UPVC double glazed window to the rear aspect, laminate flooring, radiator and a doorway opening leads into the kitchen.

Kitchen

3.88 x 2.62

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below, laminate worksurfaces, inset composite sink & drainer with mixer tap, built-in oven, hob & extractor hood, under stair storage cupboard and an opening leads through to the rear lobby.

Rear Lobby

Tiled flooring and doors opening to the bathroom & out to the exterior.

Shower Room

2.36 x 1.95

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, toilet, pedestal wash basin with a mixer tap, a shower set within a cubicle enclosure and tile splash backs.

Stairs leading to the First Floor Landing

Fitted carpet, loft access hatch, radiator and doors opening to bedrooms 1-3.

Bedroom 1

4.64 x 3.51

UPVC double glazed window to the front aspect, fitted carpet and a radiator.

Bedroom 2

3.90 x 3.02

UPVC double glazed window to the rear aspect, fitted carpet, radiator and a built-in storage cupboard.

Bedroom 3

2.66 x 2.64

UPVC double glazed window to the side aspect, fitted carpet, radiator and a door opens to the bathroom.

Bathroom

2.63 x 2.09

Vinyl flooring, UPVC double glazed window to the side aspect, toilet, panelled bathtub with a mixer tap & a handheld shower attachment, pedestal wash basin with mixer tap, radiator and an airing cupboard (housing the hot water cylinder).

Outside

At the front, a paved frontage, framed by an attractive brick wall surround, leads to the main entrance door at the front.

To the rear, there is an enclosed courtyard featuring a rear access gate and a timber storage shed.

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.

