

£190,000
Offers In Excess Of



Park Road

Lowestoft, NR32 1SP

- Well presented throughout
- 3 Double bedrooms
- Ideal first time buyer home
- Sizeable rear garden
- Open plan lounge/diner
- Modern kitchen
- Separate entrance hall
- Close to local amenities
- Gas central heating
- Heart of North Lowestoft





Location

This 3 bedroom mid terrace property 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

Door to the front aspect, wood effect laminate flooring throughout, radiator, stairs to the first floor landing and doors opening to an under-stairs storage cupboard, lounge/diner and kitchen.

Lounge/Diner

7.44m max x 3.59m max

A open plan layout with UPVC double glazed windows to the front and rear aspects, carpet flooring throughout, x2 radiators and an electric fire.



Kitchen

3.32m x 2.72m

UPVC double glazed window and door to the side aspect to the garden, opening to the lobby, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, 4 ring gas hob, extractor fan, integrated double oven and grill, space for a washing machine and fridge/freezer.



Lobby

UPVC double glazed window to the side aspect, vinyl tile flooring throughout, laminate surface with base unit below and a door opening to the bathroom.



Bathroom

2.28m x 1.50m

UPVC double glazed window to the rear aspect, vinyl tile flooring throughout, tile walls, a heated towel rail, toilet, pedestal hand wash basin and bath with handheld shower attachment above.

First Floor Landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1-3.

Bedroom 1

3.65m x 4.62m

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

Bedroom 2

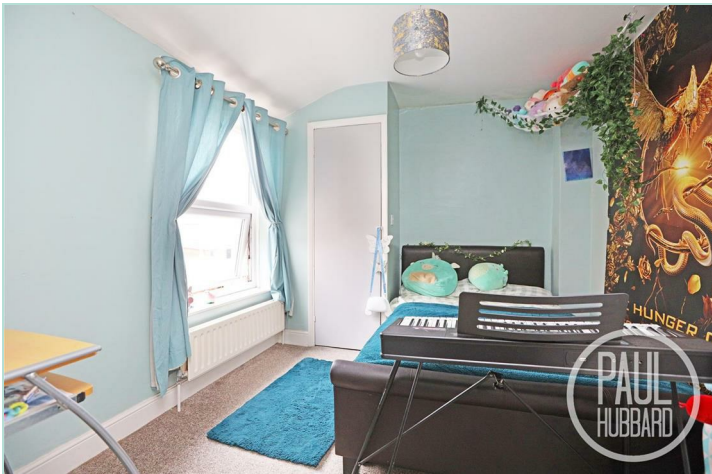
3.65m x 3.01m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and doors opening to a built in wardrobe.

Bedroom 3

3.30m x 2.74m

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, loft access and a door opening to a built in cupboard housing the gas boiler.



Outside

To the front of the property a level cast iron gate opens to an easily maintained patio garden within a brick wall surround.

To the rear of the property a concrete pathway leads up to a patio seating area and laid lawn garden with a summerhouse, timber gate opening to the rear and access to the garage.


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.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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