

£200,000
Offers In Excess Of



El Alamein Road

Lowestoft, NR32 4PY

- Chain free
- Three separate bedrooms
- South facing garden
- Off road parking with garage
- Neutral décor throughout
- Close to public transport links
- UPVC double glazing throughout
- Opportunity to put your own stamp on it!
- Gas central heating
- Close to local amenities





Location

This 3 bedroom property sits in the Heart of an English Coastal Town Lowestoft, 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 tantalize 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

UPVC double glazed obscure entrance door and window to the side aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen, X2 storage cupboards and X2 understorey storage cupboards.

Sitting room

4.62m x 3.06m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, a radiator and a gas fireplace.



Kitchen/ Diner

4.61m x 2.66m

UPVC double glazed window to the side aspect, part laminate and part tile flooring throughout, part tiled walls, units above and below, laminate work surfaces, composite sink with drainer, spaces for an oven, washing machine and fridge/freezer, a radiator and an internal window and door leading through to the conservatory.

Conservatory

3.77m x 1.96m

UPVC double glazed windows to the front and side aspects, tile flooring throughout and a door opens to the side aspect leading to the rear garden.

Stairs leading to the first floor landing

Carpet flooring throughout, loft access and doors opening to the shower room and bedrooms 1-3.





Bedroom 1

4.63m x 3.08m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, X2 radiators and space for a double bed.

Bedroom 2

2.48m x 2.47m

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

Bedroom 3

2.46m x 2.03m

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



Shower room

1.97m x 1.62m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, a toilet and a shower within an enclosed glass cubicle and a radiator.

Outside

To the front, a laid lawn is complemented by plants and shrubs within a slate area and brick surround. The property benefits from off-road parking, a garage, and gated access to the rear garden.



To the rear, a south-facing garden features a patio area leading to a laid lawn with a pathway. The space is enhanced by plants, shrubs, and two garden sheds, all enclosed by a brick and fence surround. A garage provides additional storage and convenience.

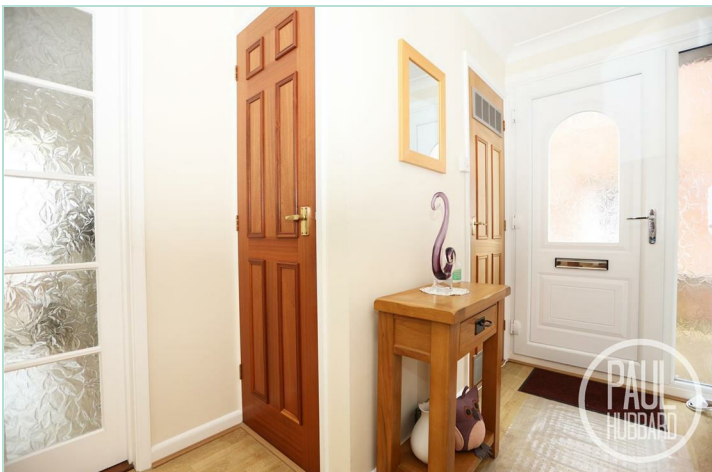
Garage

5.68m x 2.61m

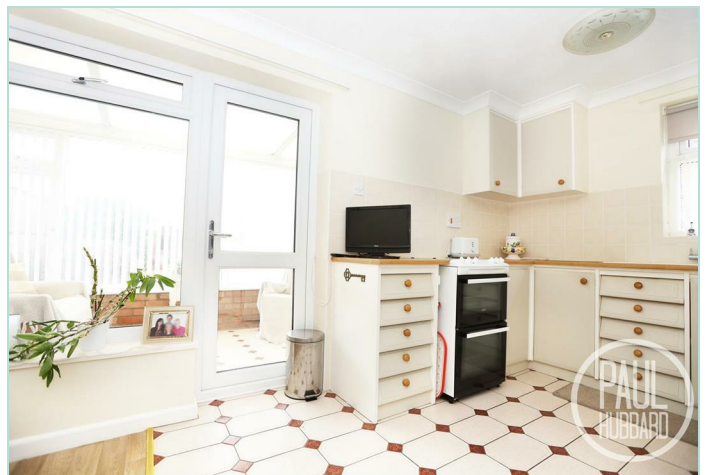
Up and over door with light and power.

Financial services

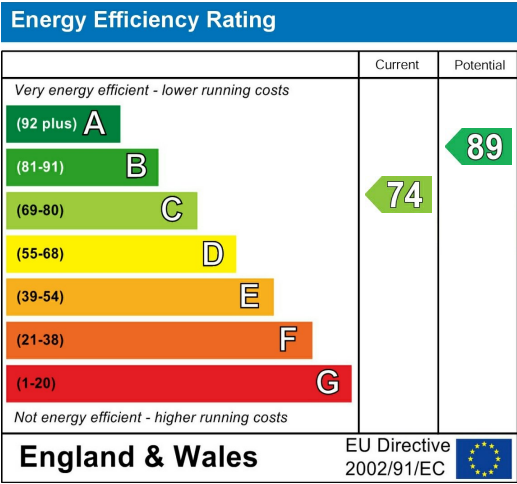
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

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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