

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	

£140,000  
Asking Price



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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## Haward Street

Lowestoft, NR32 2DP

- 2 Double Bedrooms
- Recently decorated throughout
- Walking distance to the town centre
- Permit parking available
- Newly fitted bathroom
- Ideal for the investor
- Neutral colours throughout
- Heart of North Lowestoft
- Chain free
- Investors ONLY

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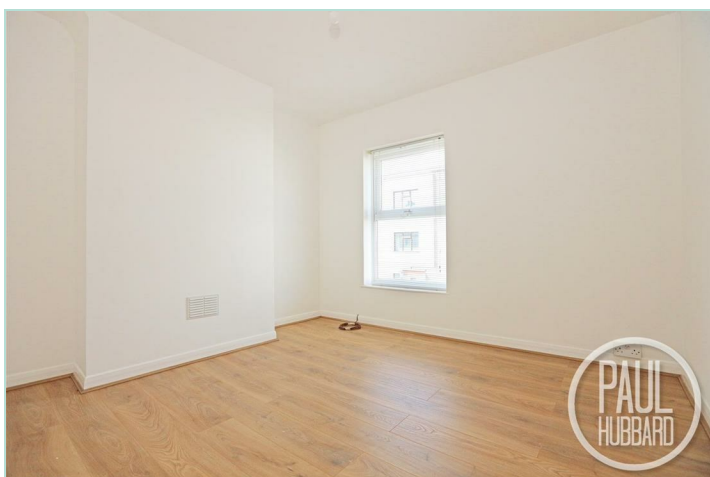
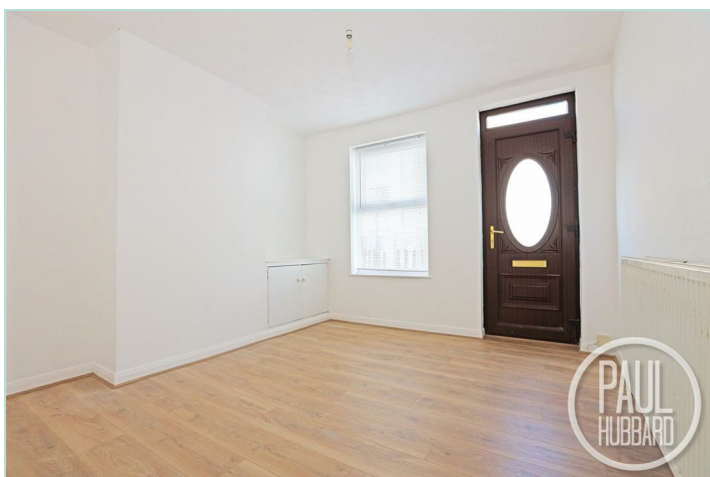
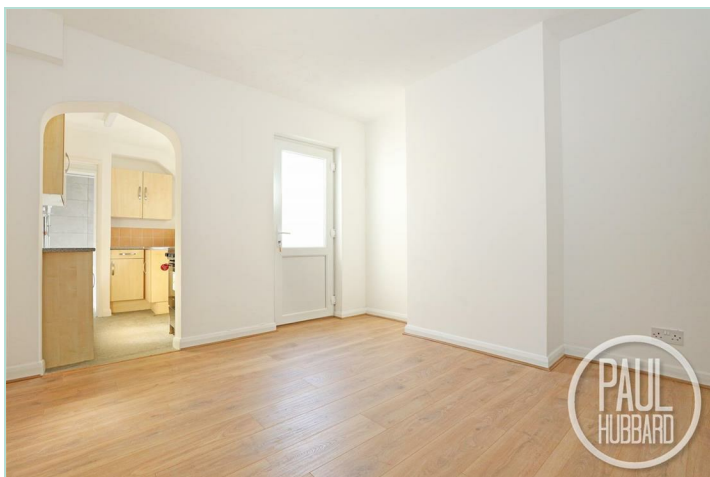
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### Location

This 2 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.

### Sitting Room

3.33m x 3.21m

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout, radiator and a door opening to stairs leading to first floor landing and the dining room.

### Dining Room

3.16m x 3.19m

UPVC double glazed door to the rear aspect opening into the garden, laminate flooring throughout, radiator, under-stairs storage space, and an opening to the kitchen.

### Kitchen

2.80m max x 1.76m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, space for electric oven, fridge and washing machine, opening to a lobby with door to the bathroom.

### Bathroom

1.78m x 1.58m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, pedestal hand wash basin, toilet, radiator and a bath with electric shower above.

### First Floor Landing

Carpet flooring throughout, doors opening to bedrooms 1 and 2.

### Bedroom 1

3.34m x 3.21m

UPVC double glazed window to the front aspect, laminate flooring throughout, radiator and a door opening to built in cupboard with loft hatch inside.

### Bedroom 2

3.18m x 3.22m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator and doors opening to a built in cupboard housing the gas combi boiler.

### Outside

To the front of the property a level gate opens to an easily maintained concrete front garden.

To the rear of the property a concrete and patio garden with decorative shrubs and a timber gate opening to 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. Call or email in today to arrange your free, no obligation quote.

