

Tenure: Freehold  
Council Tax Band: A  
EPC Rating:  
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		
(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	

£155,000  
Guide Price



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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## Kirkley Run

Lowestoft, NR33 0NJ

- Mid terrace home
- 3 bedrooms
- 2 reception rooms
- Fully enclosed rear garden
- Off road parking
- Gas central heating with a combi boiler
- Ground floor bathroom
- UPVC double glazing
- Ready to personalise & make your own
- Close to local amenities, shops & schools



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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.

### Sitting Room

3.42 x 3.40m

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

### Dining Room

3.42m x 3.37m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, electric fire, picture rail, doors opening to under stairs storage cupboard and opening to the kitchen.

### Kitchen

3.16m x 2.04m

Window to the side aspect, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, ceramic hob, space for a fridge and washing machine and doors opening to the rear lobby and built in cupboard.

### Lobby

UPVC double glazed door to the side aspect opening into the garden, tile flooring throughout, wall mounted gas combi boiler and folding door opening to the bathroom.

### Bathroom

1.99m x 1.64m

Window to the side aspect, tile flooring throughout, tile walls, toilet, pedestal hand wash basin and bath with electric shower above.

### First floor landing

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

### Bedroom 1

3.42m x 3.42m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature fireplace and a door opening to built in cupboard.

### Bedroom 2

3.42m x 3.42

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, loft hatch, feature fireplace and door opening to bedroom 3.

### Bedroom 3

3.16m x 2.08m

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

### Outside

At the front of the property, a shingle driveway offers off-road parking for a vehicle, bordered by panel fencing on both sides. A paved path leads to the main entrance door.

To the rear of the property a patio walkway leads up to a seating area which houses a timber garden shed and ramp down to a laid lawn garden with timber gate opening to rear access and additional patio area, all fully enclosed within a timber fence surround.

### 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.

