



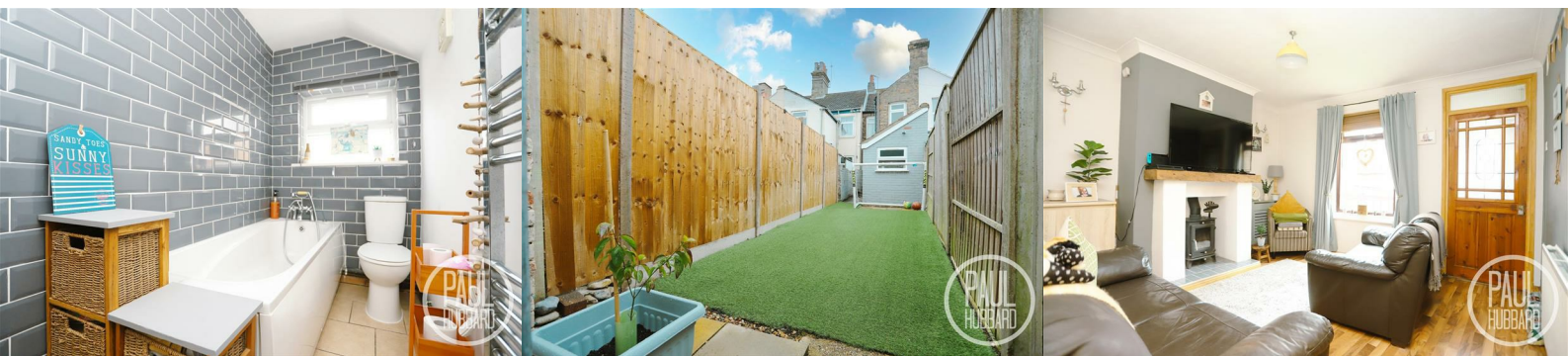
7 Cambridge Road

, Lowestoft, NR32 1TE

Asking Price £150,000



Situated in the popular coastal town of Lowestoft, this well-presented mid-terrace home offers stylish and practical living, making it an excellent first home or investment purchase. The property features two spacious reception rooms, one enhanced by a charming multi-fuel wood burner, alongside a modern fitted kitchen with integrated appliances and adjoining utility area. Upstairs provides three versatile bedrooms, while the contemporary ground floor bathroom is finished to a high standard. Outside, the property benefits from a low-maintenance artificial lawn frontage and a private west-facing rear garden with artificial lawn, storage shed and gated rear access. Ideally located close to local shops, schools, healthcare facilities, transport links and the seafront, this home combines convenience with comfortable coastal living.



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.

Porch 4'1" x 3'6" (1.26 x 1.09)

UPVC entrance door to the front aspect, fitted carpet, UPVC double glazed window to the side aspect and a door opening into the sitting room.

Sitting Room 11'11" x 11'5" (3.64 x 3.48)

Laminate flooring, UPVC double glazed window to the front aspect, multi-fuel burner, radiator and a door opens to the stairs and another door then leads through to the dining room.

Dining Room 12'4" x 10'4" (3.78 x 3.15)

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, understair storage cupboard and a doorway opening leads through to the kitchen.

Kitchen 9'10" x 5'7" (3.00 x 1.72)

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, built-in double oven, gas hob & extractor hood, inset composite sink & drainer with mixer tap, a UPVC door opens out to the rear garden and a large opening leads through to the utility room.

Utility Room 5'10" x 4'8" (1.79 x 1.43)

Tile flooring, gas combi boiler, space for a washing machine & fridge-freezer and a door opens into the bathroom.

Bathroom 9'10" x 4'2" (3.02 x 1.29)

Tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap, a handheld shower attachment, extractor fan and tile splash backs.

Bedroom 1 12'5" x 10'4" (3.79 x 3.15)

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

Bedroom 2 11'9" x 11'5" (3.60 x 3.48)

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

Bedroom 3 9'10" x 5'7" (3.00 x 1.71)

Fitted carpet, UPVC double glazed obscure window to the rear aspect and a radiator.

Outside

A gated entrance opens onto an artificial lawn frontage, with a pathway leading to the main entrance door.

The west-facing rear garden enjoys afternoon sun and features a low-maintenance artificial lawn, shingle area, and storage shed. Fully enclosed by panel fencing, the garden also benefits from gated 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.

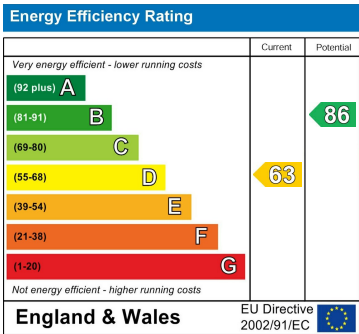
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.