www.paulhubbardonline.com

£230,000
Offers In Excess Of







Dell Road East

Lowestoft, NR33 9LB

- Stunning detached bungalow
- Chain free
- Recently renovated to high standard
- South facing garden
- 2 Double bedroom's
- Gas central heating
- Brand new kitchen with integrated appliances
- Off road parking for multiple vehicles
- Close to local shops, schools and amenities
- Close to transport links

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









Location - Lowestoft

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.

Entrance Hall

UPVC double glazed door to the front aspect, vinyl flooring, a radiator, loft access and doors to the bedrooms, bathroom and living room.

Bedroom 1

2.6m x 2.5m

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

Bedroom 2

3.2m x 3.4m

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

Bathroom

2.6m x 1.5m

UPVC double glazed obscure window to the side aspect, vinyl flooring, toilet, a sink with mixer tap set into vanity unit, walk-in shower with mains-fed waterfall and handheld attachment, aqua board wall panels, and a heated towel rail.

Sitting Room

4.3m x 3.2m

UPVC double glazed window to the rear aspect, fitted carpet, electric fire and a radiator.

Kitchen

2.6m x 2.6m

UPVC double glazed window to the rear aspect and UPVC double glazed door leading into conservatory. Herringbone effect vinyl flooring. A radiator, stainless steel sink with mixer tap and draining board, units above and below with laminate wood effect surfaces. Integrated fridge freezer, oven and electric hob with extractor fan.









Conservatory

6.2m x 1.5m

Dual aspect UPVC double glazed windows, UPVC double glazed door leading to rear garden. Herringbone effect vinyl. Storage cupboard housing the gas combi boiler.

Outside

South facing rear garden, patio area with shingle boarders and large-format grey stone-effect paving slabs. The garden is mainly laid to lawn, with a paved pathway leading to a shed at the rear. The garden is enclosed by timber fencing and benefits from established borders and planted areas, providing a private and low-maintenance outdoor space. To the front is a brick patched drive way with off road parking for multiple vehicles, half enclosed with a brick wall.

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.

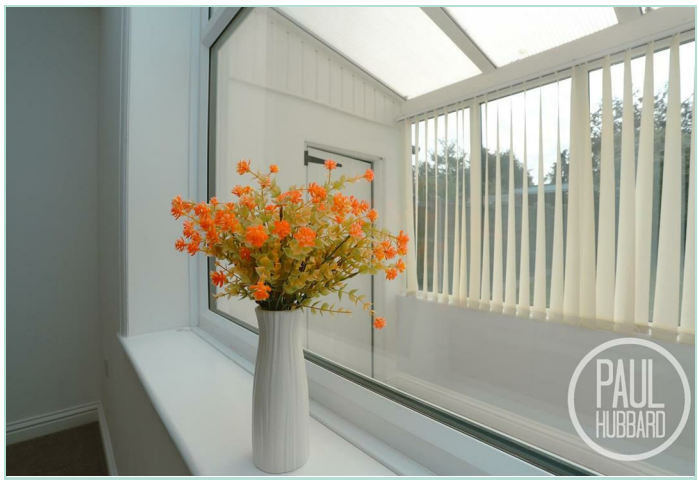
Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


PAUL
HUBBARD


PAUL
HUBBARD



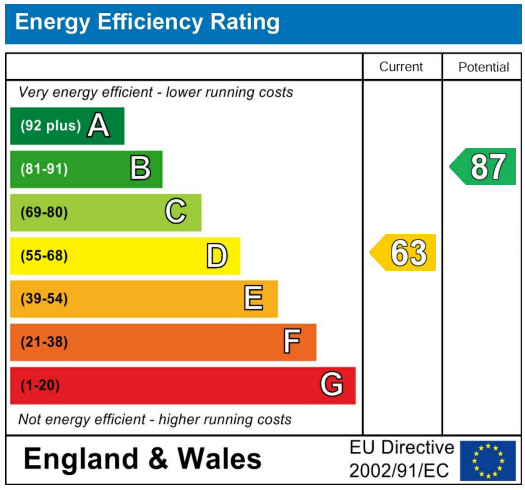








Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk



GROUND FLOOR



Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements