32 Blackheath Road

, Lowestoft, NR33 7JG

Asking Price £160,000

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Situated in a popular Pakefield location, this chain-free two-bedroom property presents a fantastic opportunity for buyers looking to put their own stamp on a home. The accommodation boasts multiple reception rooms including a bright bay-fronted sitting room, dining room, and conservatory, all complemented by gas central heating throughout. Outside, the property benefits from front and rear gardens, with the generous rear garden offering off-road parking to the rear, along with mature planting and useful outbuildings. Well positioned close to local amenities, this home is ideal for first-time buyers, investors, or those seeking a project in a sought-after coastal area.

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 2'10" x 2'2" (0.88m x 0.68m)

UPVC double glazed entrance door to the front aspect opening into a porch and timber door opening into the entrance hall.

Entrance Hall

Carpet flooring throughout, a radiator, stairs leading into the first floor landing, and door opening into the sitting room.

Sitting Room 24'6" into bay x 11'3" max (7.49m into bay x 3.45m max)

UPVC double glazed bay window to the front aspect with integrated seating area, carpet flooring throughout, a radiator, gas fireplace within a brick and panelled surround an an opening leading through to an additional reception area which also features a second gas fire within a brick and panel surround, under stairs storage cupboard, a radiator, double glazed window and door opening to the kitchen.

Kitchen 8'3" x 8'1" (2.53m x 2.48m)

UPVC double glazed window to the side aspect, door opening to the dining room, tile flooring throughout, tile splash backs, feature panelling, a selection of units above and below, laminate work surfaces, stainless steel 1.5 sink with drainer, extractor fan, gas oven and space for appliances including a washing machine, fridge and freezer.

Dining Room 9'6" x 8'0" (2.90m x 2.46m)

UPVC double glazed window and door to the side aspect opening into the garden, laminate flooring throughout, a radiator and french doors opening into the conservatory.

Conservatory 7'8" x 6'9" (2.34m x 2.08m)

UPVC double glazed window to the side aspect and sliding doors to the rear aspect opening into the garden and laminate flooring throughout.

Landing

Carpet flooring throughout, a radiator, loft hatch, and doors opening to the bathroom and bedrooms 1-2.

Bathroom 8'4" x 8'2" (2.55m x 2.50m)

UPVC double glazed window to the rear aspect, carpet flooring throughout, a cupboard housing a gas boiler, part tile walls, a toilet, corner bath with handheld shower attachment and pedestal hand wash basin.

Bedroom 1 14'5" into wardrobe x 10'7" (4.40m into wardrobe x 3.23m)

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature panelled walls with inset storage shelves and built-in wardrobes and dressing area.

Bedroom 2 11'11" x 8'7" (3.65m x 2.64m)

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to built-in storage, including a wardrobe.

Outside

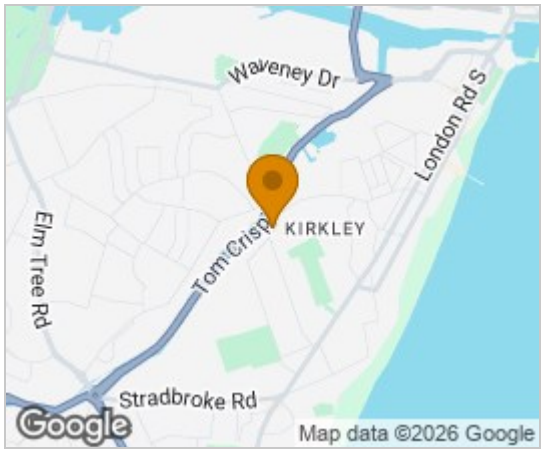
To the front of the property, a gate opens to a fully enclosed, laid lawn garden with concrete pathway which leads up to the entrance porch.

To the rear of the property a concrete pathway leads up to a brick weave garden which houses a timber garden shed and summer house and leads down to a laid lawn with mature trees, shrubs, a greenhouse and concrete pad with double timber gates opening to rear access which provides an off-road parking space.

Financial Services

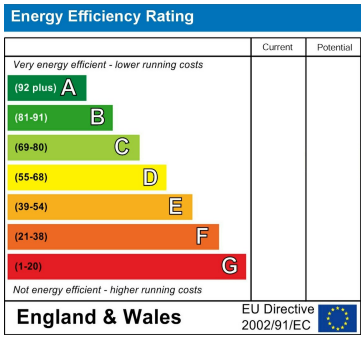
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Area Map



Floor Plans

Energy Efficiency Graph



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