

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

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	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£134,500
 Guide Price



Norfolk Street Lowestoft, NR32 2HJ

- Three well-proportioned bedrooms
- CHAIN FREE
- Spacious sitting room
- Fitted kitchen with ample storage and workspace
- Separate dining room
- Ground floor shower room for added convenience
- Opportunity to put your own stamp on it!
- UPVC double glazing throughout
- Close to local amenities, schools, and public transport
- Low-maintenance rear garden

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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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

3.49m x 3.39m

UPVC double glazed window and door to the front aspect, carpet flooring throughout, gas fireplace, built in storage cupboards, one of which houses the electric box and a door opens to the stairs and the dining room.

Dining room

3.49m x 3.44m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a gas fireplace, under-stair storage and a door opens to the kitchen.



Kitchen

3.16m x 2.06m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, granite composite sink with drainer, integrated fridge/ freezer, Neff oven, gas hob, extractor fan, a washing machine, cupboard housing the water tank and a door opens to the lobby.

Lobby

2.06m x 0.95m

Vinyl flooring throughout, storage cupboard and doors opening to the shower room and the rear garden.

Shower room

2.10m x 1.66m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, shower within an enclosed glass cubicle and a gas heater.



Bedroom 1

3.50m x 3.40m

UPVC double glazed window to the front aspect, carpet flooring throughout, a built in wardrobe and an original tiled fireplace.

Bedroom 2

3.51m x 3.46m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a built in wardrobe, original tiled fireplace and a door opens to bedroom 3.

Bedroom 3

3.18m x 2.10m

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



Outside

To the front, gated access with a brick-surround, pathway leads to the main entrance door, bordered by plants and shrubs.

To the rear, a patio pathway leads to the rear gate with access. The garden includes a laid lawn, mature plants and shrubs, outdoor sockets, lighting, a garden shed, storage shed, and a stone area for low-maintenance use.

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.

