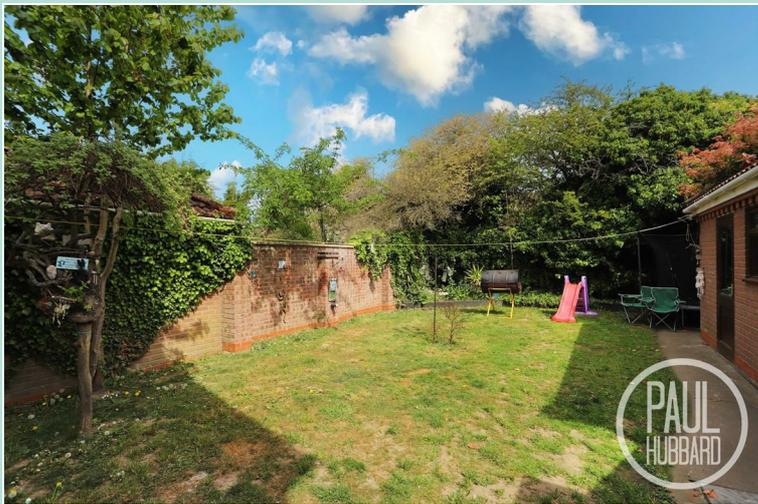


£250,000
Guide Price



Windermere Park

Lowestoft, NR32 4UD

- Well presented detached family home
- On a sought after cul-de-sac North Lowestoft
- Sold with a tenant in situ
- 3 separate bedrooms
- Gas central heating
- Off road parking & detached garage
- Fully enclosed rear garden
- Ground floor cloakroom
- Open-plan lounge/ diner with French doors to the garden
- An exciting investment opportunity





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

Timber frame entrance door & double glazed window to the front aspect, fitted carpet, space for storage of coats & shoes and a door opens into the entrance hall.

Entrance Hall

Fitted carpet, UPVC double glazed window to the side aspect, stairs leading to the first floor landing, storage cupboard (housing the consumer unit), under-stair storage cupboard and doors opening to the cloakroom, kitchen & lounge/diner.

Cloakroom

1.84 x 0.77

Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, wall-mounted wash basin with hot & cold taps, tile splash backs.

Kitchen

3.26 x 2.52

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, gas hob & extractor fan, spaces for a fridge-freezer, dishwasher & washing machine, a door opens into the lounge/ diner and a UPVC door opens to the rear garden.

Lounge/ Diner

7.32 max x 3.10 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, gas fireplace, back boiler and aluminium sliding doors open to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access, storage cupboard (housing the water cylinder) and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

3.96 x 3.10

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

Bedroom 2

3.27 x 2.64

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

Bedroom 3

3.01 max x 2.06 max

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





Bathroom

2.53 x 1.67

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, radiator, toilet, pedestal wash basin with mixer tap, mains-fed shower set into a cubicle enclosure and a panelled bath tub with hot & cold taps.

Outside

A spacious driveway at the front offers ample off-road parking for multiple vehicles and leads to a detached garage. The front garden features a neatly laid lawn, complemented by a mature tree and a pathway guiding you to the main entrance door. Gated side access leads to the rear garden.

The rear garden is laid to lawn and attractively bordered with a variety of mature plants and shrubs. Fully enclosed by a brick wall for privacy, the garden also includes a door providing direct access into the garage.

Garage

5.16 x 2.58 approx

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, holiday home buyers, downsizers and relocators. Call or email in today to arrange your free, no obligation quote.





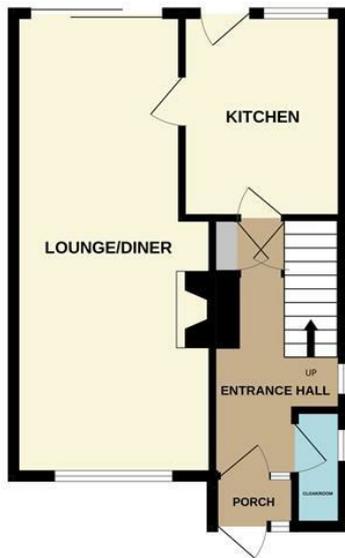
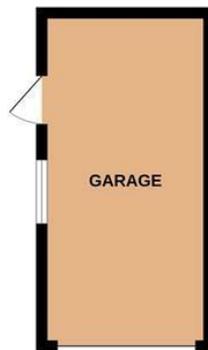


Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
 404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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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