

95 Cambridge Road

, Lowestoft, NR32 1TF

Guide Price £125,000

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This charming North Lowestoft home is an ideal opportunity for first-time buyers or investors, offering three bedrooms and an open-plan lounge/diner filled with natural light from double-glazed windows. The property features a modern kitchen with ample storage and direct access to a low-maintenance rear garden, a family bathroom with shower over bath, and three well-proportioned bedrooms, including built-in storage. Additional benefits include full double glazing, paved front and rear gardens with secure boundaries, rear access, and convenient proximity to local amenities, schools, and public transport. Sold chain-free with a tenant in situ, it presents an attractive potential yield of 7%.







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
UPVC Double glazed window to the front aspect, window to the side aspect and door opening to the lounge/diner.

Lounge/ Diner 27'5" x 10'6" (8.35 x 3.21)
UPVC double glazed window to the front and rear aspects, carpet flooring, stairs to first floor, radiators and opening to the kitchen.

Kitchen 6'10" x 5'6" (2.08 x 1.68)
UPVC double glazed window and door to the side aspect opening into the garden, tiled flooring, range of cupboards above and below laminate work surfaces, stainless steel sink and drainer, space for cooker, space for fridge, door to the bathroom.

Bathroom 7'10" max x 7'2" (2.4m max x 2.2m)
UPVC double glazed window to the rear aspect, tiled flooring, heated towel rail, pedestal hand wash basin, toilet, panelled bath with shower over, space and plumbing for washing machine.

Bedroom 1 12'0" x 10'10" (3.65 x 3.30)
UPVC double glazed window to front aspect, radiator and carpet flooring,

Bedroom 2 11'11" x 10'11" (3.64 x 3.34)
UPVC double glazed window to the rear aspect, radiator, carpet flooring and doors opening to a built in storage cupboard and bedroom 3.

Bedroom 3 8'2" x 6'0" (2.50 x 1.82)
UPVC double glazed window to the rear aspect, carpet flooring and a radiator.

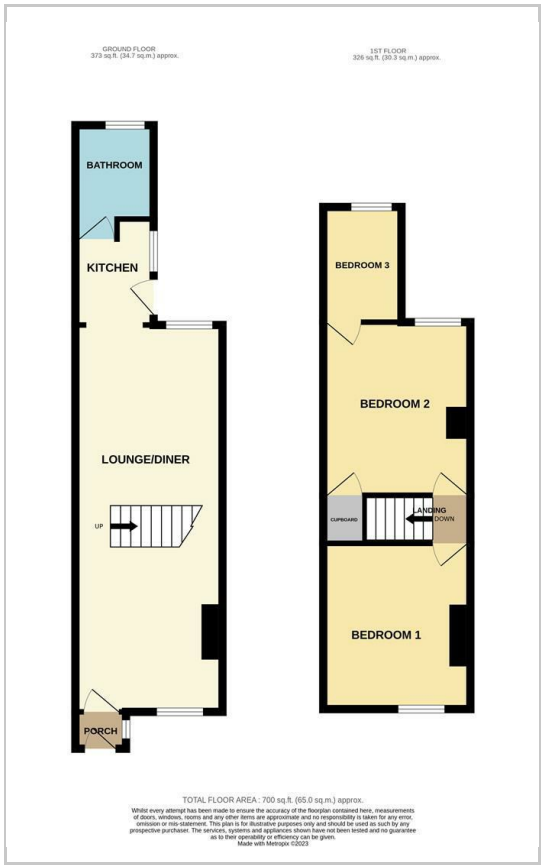
Outside
To the front is a paved garden area with brick wall surround.

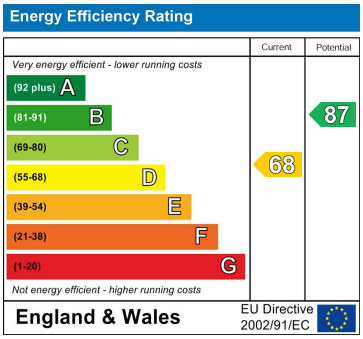
To the rear is a paved garden within a brick wall and timber fence surround and rear access gate.

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.

Area Map


Floor Plans


Energy Efficiency Graph


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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com