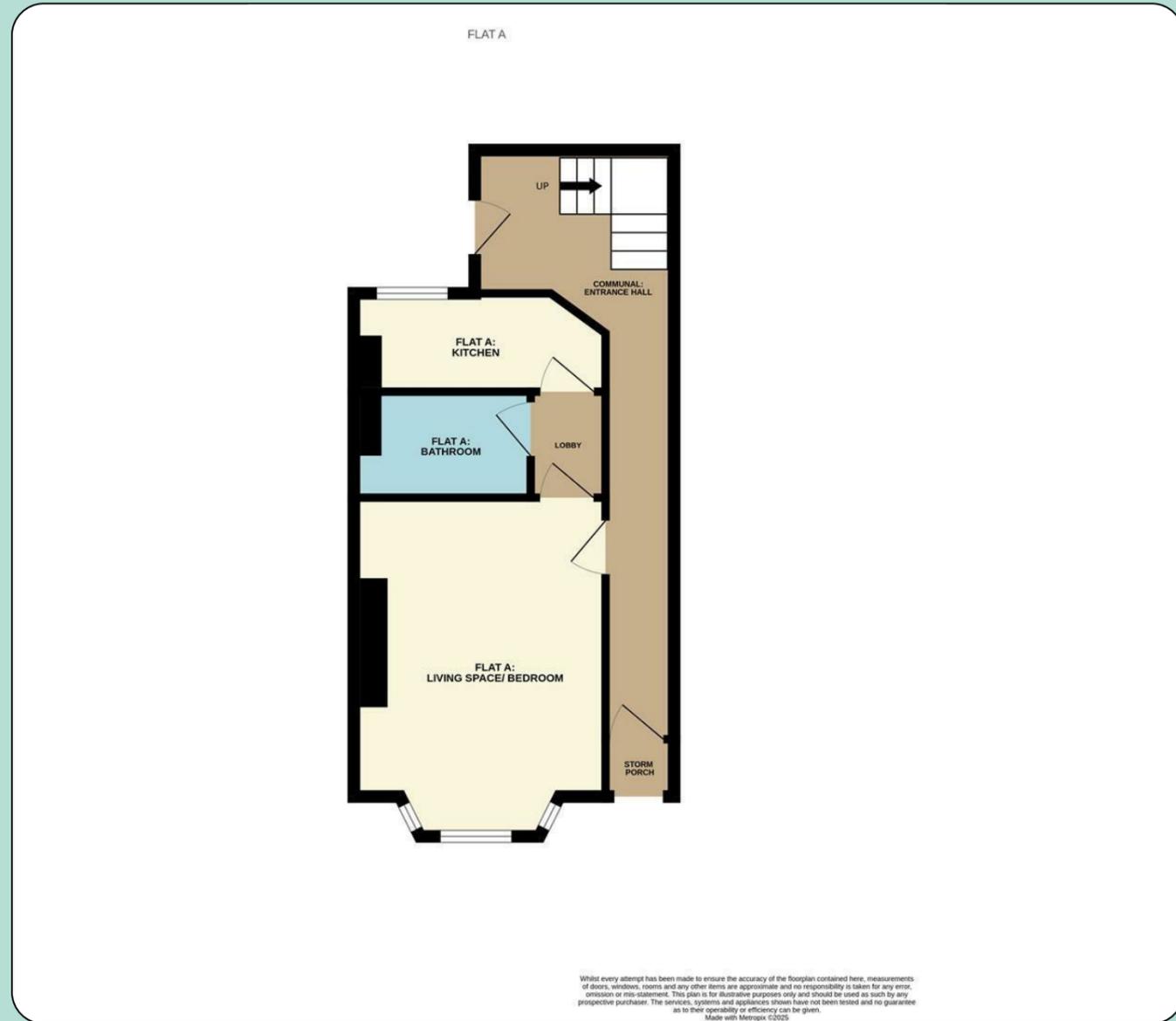


Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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

£70,000
 Asking Price



St. Peters Street
 Lowestoft, NR32 2LT

- Ground floor flat, offered chain free
- Set in an attractive bay-fronted Victorian terrace
- Studio-style living space with bedroom & sitting room
- Allocated off road parking space
- Communal enclosed rear courtyard
- Option to buy whole building or flats individually
- Excellent transport connections
- Neutral décor throughout
- UPVC double glazing
- Strong investment potential



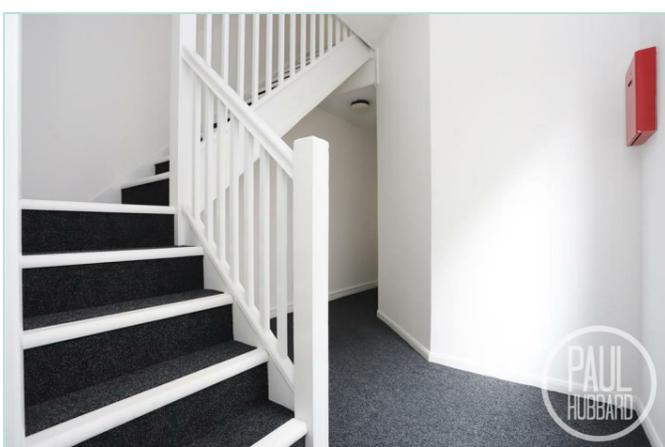
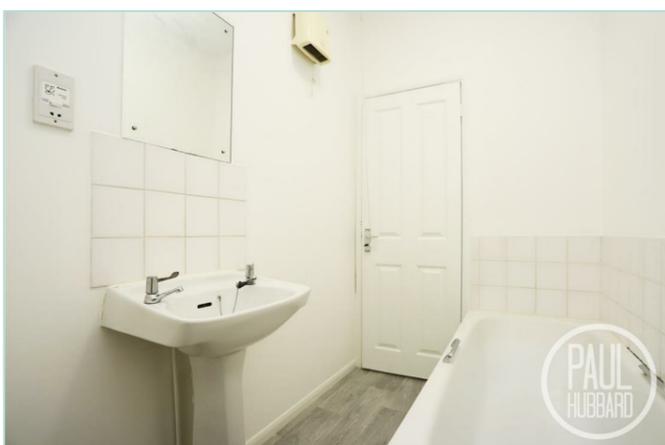
Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

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 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.

COMMUNAL: Entrance Hall

Timber entrance door to the front aspect, fitted carpet, consumer unit, stairs leading to the first floor landing, doors opens to flat A & C and out to the rear courtyard.

FLAT A: Studio-Style Living Space

5.33 max into bay x 3.56 max
Entrance door to opens into a studio style living space with space for a bed & sofa, featuring fitted carpet, UPVC double glazed bay window to the front aspect, electric radiator, cupboard housing the consumer unit, telephone intercom system and a door opens into the lobby.

FLAT A: Lobby

1.50 x 0.93
Fitted carpet, extractor fan and doors opening to the kitchen & bathroom.

FLAT A: Bathroom

2.50 x 1.50
Vinyl flooring, wall-mounted heater, extractor fan, tile splash backs, toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

FLAT A: Kitchen

3.56 x 1.33
Vinyl flooring, UPVC double glazed window to the rear aspect, wall-mounted heater, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap and space for a fridge-freezer, oven & washing machine.

COMMUNAL: Outside

The property benefits from a shared communal rear courtyard with secure gated access and outdoor lighting. Beyond the rear gate, there is a car park with an allocated parking space for a vehicle.

Lease Information

Please contact the office for further details. If the flats are purchased separately, a lease arrangement will need to be arranged.

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.

