

21 Durban Road

Lowestoft, Suffolk, NR33 0UH

Asking Price £160,000

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Offered to the market with no onward chain, this bay-fronted three-bedroom semi-detached home on Durban Road presents an excellent opportunity for buyers looking to modernise and create a home of their own. Conveniently located close to local amenities, shops, schools and excellent transport links, the property offers spacious accommodation including two reception rooms, a fitted kitchen, three separate bedrooms and a shower room. Benefiting from uPVC double glazing, gas central heating and a generous south-east-facing rear garden, this property is ideal for first-time buyers, families or investors seeking a home with great potential in a well-connected location.







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.

Entrance Hall
UPVC entrance door & double glazed obscure windows to the front aspect, radiator, UPVC double glazed window to the side aspect, under stair storage cupboard and doors opening to the sitting room, dining room & kitchen.

Sitting Room 13'7" max into bay x 11'0" (4.15 max into bay x 3.37)
Fitted carpet, UPVC double glazed bay window to the front aspect, electric radiator, central heating radiator and gas fireplace.

Dining Room 11'3" x 9'6" (3.44 x 2.92)
Fitted carpet, central heating radiator, electric radiator, fireplace and UPVC French doors opening to the rear garden.

Kitchen 10'5" x 6'11" (3.20 x 2.12)
Fitted carpet, UPVC double glazed window to the side aspect, units above & below, laminate work surface, inset stainless steel sink & drainer with mixer tap, spaces for an oven, fridge-freezer & washing machine, tile splash backs and a UPVC door opening to the rear garden.

Stairs leading to the First Floor Landing
Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to the bedrooms & shower room.

Bedroom 1 13'5" max into bay x 10'2" (4.11 max into bay x 3.11)
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

Bedroom 2 11'3" x 10'8" (3.45 x 3.27)
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3 7'9" x 6'5" (2.37 x 1.98)
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

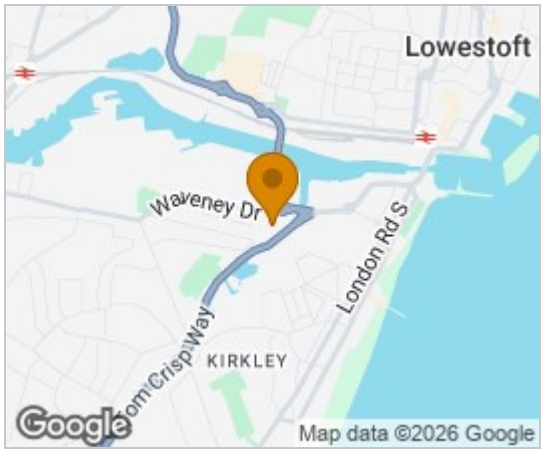
Shower Room 6'0" x 5'10" (1.83 x 1.80)
Fitted carpet, UPVC double glazed obscure window to the rear aspect, radiator, wall mounted heater, toilet, pedestal wash basin with hot & cold taps, an electric shower set into a cubicle enclosure and tiled splash backs.

Outside
Gated access opens onto the front garden, which is mainly laid to lawn and features a pathway leading to the storm porch, providing shelter to the main entrance door. A further gated side access leads through to the rear garden.

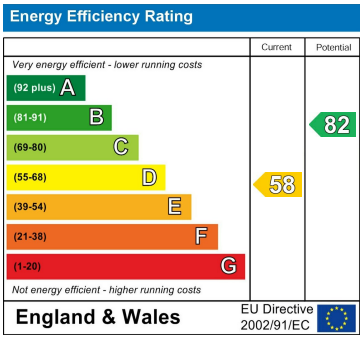
The generous south-east-facing rear garden is predominantly laid to lawn, offering an excellent outdoor space for families and entertaining. Additional features include a timber storage shed, an outdoor tap, and secure panel fencing enclosing the garden on all sides.

Agent Note
The property was originally served by a gas-fired central heating system. The boiler and central heating system have been decommissioned and are not currently in use. As an interim measure, electric radiators have been installed in the lounge and dining room, and the hot water is provided via an immersion heater with timer controls. The gas meter has been removed, and any purchaser wishing to reinstate a gas supply and central heating system should make their own enquiries regarding the associated works and costs.

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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