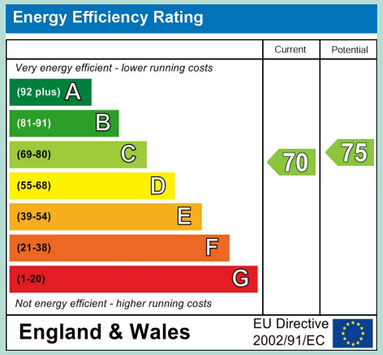
Tenure: Leasehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk



Henham Road

Lowestoft, NR32 4SP

- Chain free
- Two-bedroom first-floor flat
- Private entrance
- Sitting room
- Fitted kitchen
- Bathroom
- Separate WC
- UPVC double glazing throughout
- Gas central heating
- Shared garden and close to local shops and amenities

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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 are 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

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

Entrance door to the front aspect, carpet flooring throughout and stairs leading to the first floor flat.

Stairs leading to the first floor

UPVC double glazed window to the front aspect, carpet flooring throughout and a door opening into the hallway.

Kitchen

3.54m x 2.17m
UPVC double glazed window to the front aspect, vinyl flooring throughout, part tiled walls, a radiator, units above and below, stainless steel sink with drainer, spaces for an oven and washing machine, integrated extractor fan, breakfast bar and a wall mounted gas boiler.

Sitting room

5.43m x 4.20m
X2 UPVC double glazed windows to the rear aspect, carpet flooring throughout, X2 radiators, a storage cupboard and a door opening to the rear hall.

Rear hall

Carpet flooring throughout, loft hatch, a radiator and doors opening to a storage cupboard, bathroom, WC and bedrooms 1-2.

Bedroom 1

3.50m x 3.20m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in wardrobe.

Bedroom 2

3.95m x 2.56m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.

WC

2.82m x 1.69m
UPVC double glazed obscure window to the front aspect, vinyl flooring throughout and a toilet.

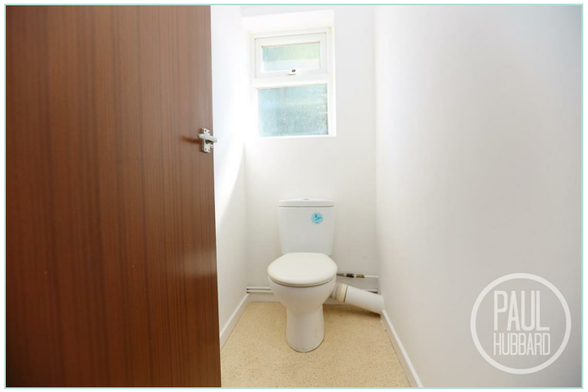
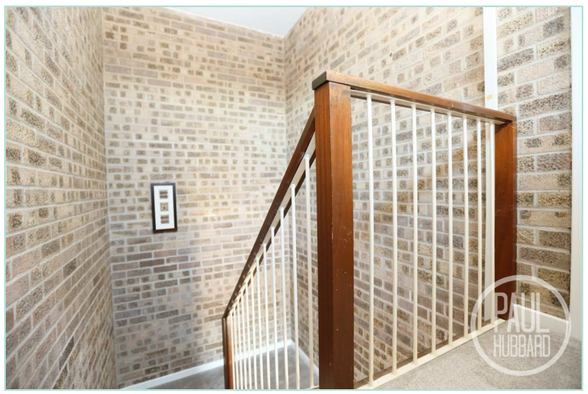
Bathroom

3.48m x 1.36m
UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, tiled walls, bath with shower attachment, pedestal wash basin, a radiator and an airing cupboard.

Outside

To the front aspect a pathway leads to the main entrance door.

To the rear aspect a shared rear garden, with laid lawn, plants trees and shrubs.

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.