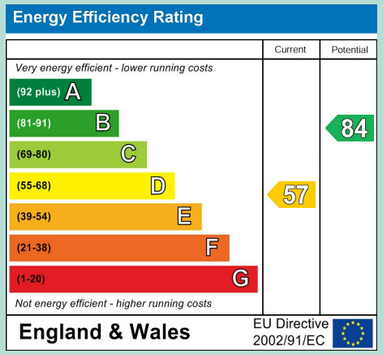
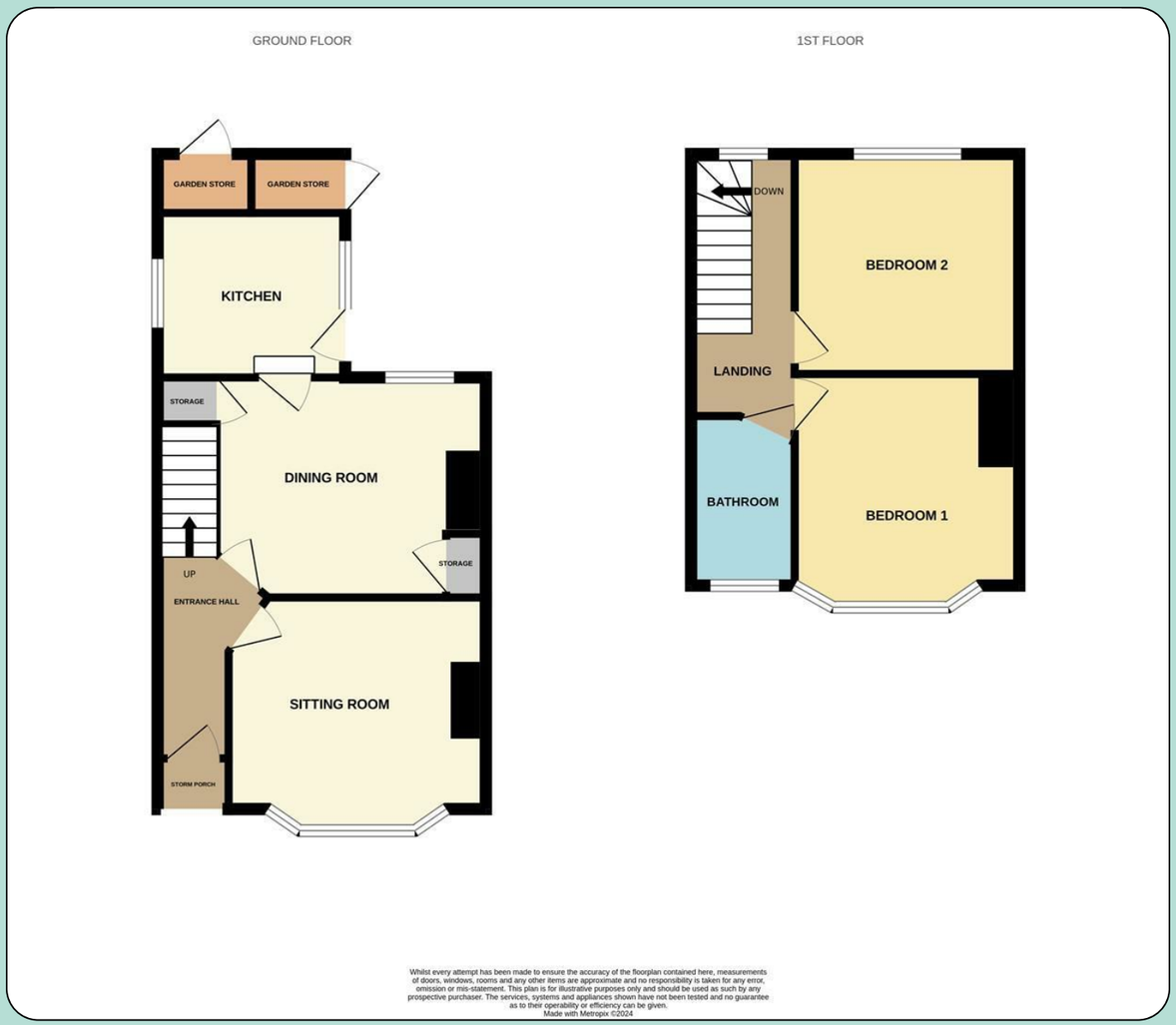
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council











Durban Road

Suffolk, NR33 0UH

- Bay fronted semi-detached home
- Off road parking
- 2 double bedrooms
- Recently modernised throughout
- Ample storage solutions
- Gas central heating
- Spacious rear garden
- 2 reception rooms
- Great transport links nearby
- Conveniently located for shops & 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
Laminate flooring, UPVC double glazed window to the side aspect, radiator, doors opening to the sitting room and dining room and stairs leading up to the first floor landing.

Sitting room
3.51 into bay x 3.79
Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a fireplace surround.

Dining room
3.94 max x 3.22 max
Laminate flooring, UPVC double glazed window to the rear aspect, fireplace surround, radiator, built-in storage cupboard, under stair storage cupboard and a door opens into the kitchen.

Kitchen
2.73 x 2.40
A small step down takes you to the kitchen which comprises; laminate flooring, x2 UPVC double glazed windows to the side aspect, radiator, wall mounted gas boiler, units above and below, laminate work services, insert composite 1.5 sink and drainer with mixer tap, built-in oven and gas hob, space for appliances and a door leading out to the rear garden.

Stairs leading to the first floor landing
Fitted carpet, loft access, UPVC double glazed window to the rear aspect and doors opening to bedrooms 1-2 & the family bathroom .

Bedroom 1
3.50 into bay x 3.18
Fitted carpet, radiator and a UPVC double glazed bay window to the front aspect.

Bedroom 2
3.21 x 3.08
Fitted carpet, radiator and UPVC double glazed window to the rear aspect.

Bathroom
2.23 x 1.51
Laminate flooring, UPVC double glazed window to the front aspect, radiator, extractor fan, tiled splashback, suite comprises of a toilet, pedestal wash basin with mixer tap, a panelled bath with a mixer tap and a handheld shower attachment.

Outside
The property features a concrete driveway providing off road parking, complemented by a pathway along the side leading to a gate which provides access at the rear. A storm porch shelters the main entrance door, all partially enclosed by a timber fence surround.

The rear of the property boasts a concrete and paved patio area, a well-maintained lawn and a timber storage shed, all enclosed by a panel fence surround. Additionally, there are two brick-built garden stores for extra space.

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.

Anti-Money Laundering
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.

