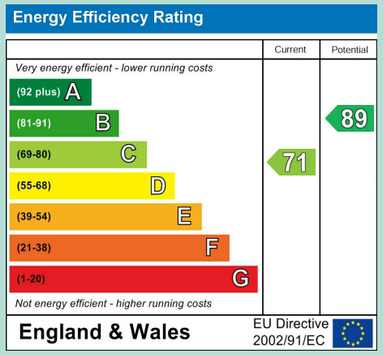
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



Salisbury Road

Lowestoft, NR33 0HE

- Chain free
- South-west facing garden
- Three separate bedrooms
- Walking distance to the beach
- Opportunity to put your own stamp on it!
- Ground floor Bathroom and 1st floor WC
- Ideal for the investor
- Gas central heating
- Double glazing throughout
- Close to local amenities

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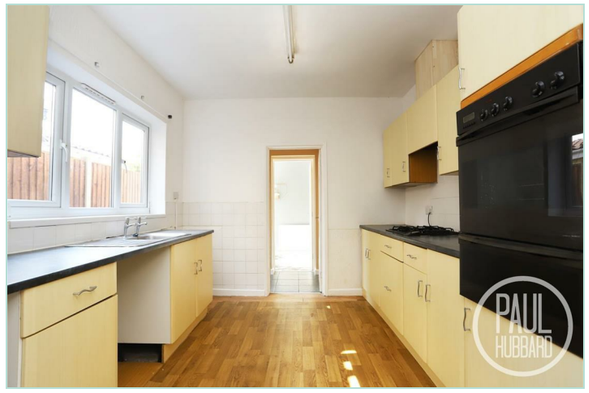
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers 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, vinyl flooring throughout, radiator, stairs leading to first floor landing and a door opening to the dining room.

Dining room

3.65m x 3.64m
UPVC double glazed door to the rear aspect, vinyl flooring throughout, radiator, an opening to the sitting room and a door opening to the kitchen.

Sitting room

3.64m x 3.56m
UPVC double glazed window to the front aspect, carpet flooring throughout and a feature fireplace.

Kitchen

3.39m x 2.88m
UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, storage cupboard, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated double oven, gas hob with extractor fan, spaces for washing machine, dishwasher and a fridge/ freezer.

Hallway

UPVC double glazed door to the side aspect, tiled flooring throughout, doors opening to the bathroom and a storage cupboard housing the gas boiler.

Bathroom

2.77m x 1.68m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tile walls, pedestal wash basin, toilet, bath with hand held shower attachment and a radiator.

Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch, doors opening to the WC, storage cupboard and bedrooms 1-3.

Bedroom 1

4.60m x 3.66m
UPVC double glazed window to the front aspect, carpet flooring throughout, storage cupboard, radiator and space for a double bed.

Bedroom 3

3.63m x 2.91m
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and space for a double bed.

WC

1.40m x 0.79m
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout and a toilet.

Bedroom 2

3.66m x 2.90m
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, storage cupboard and space for a double bed.

Outside

To the front of the property a brick wall enclosing a pebbled area, with an archway leading to a tiled pathway up to the main entrance door.

To the rear a southwest-facing garden including a concrete area, a garden shed, and is enclosed by fencing/brick walls. There is also gated access to a rear alleyway for added convenience.

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.