

£170,000  
Asking Price



## Osborne Street

Lowestoft, NR32 1JJ

- End terrace family home
- Deceptively spacious
- Period features
- 4 separate bedrooms
- Ground floor shower room & first floor bathroom
- Open-plan kitchen/ diner
- Rear courtyard garden
- On road parking options
- Close to local amenities, shops & schools
- Great transport links nearby





### Location - Lowestoft

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.

### Summary

A deceptively spacious four-bedroom end-terrace period home, ideally positioned close to local amenities, shops, schools and excellent transport links. Retaining an abundance of character features, this well-presented family home offers versatile accommodation including two generous reception rooms, a spacious open-plan kitchen/diner, a ground floor shower room and a first floor family bathroom. Outside, the property benefits from an enclosed paved courtyard garden with gated rear access. An excellent opportunity for growing families or those seeking generous living space in a convenient location.



### Entrance Hall

Composite entrance door to the front aspect, laminate flooring, radiator, stairs to the first floor, under stair storage space and doors opening to the sitting room, dining room & kitchen.



### Sitting Room

4.26 max into bay x 4.70

Laminate flooring, UPVC double glazed bay window to the front aspect, x2 radiators and a recessed chimney breast with tile hearth.

### Dining Room

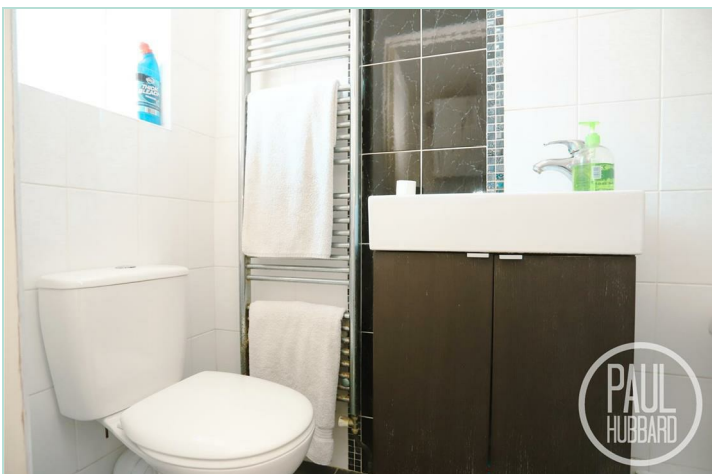
3.65 x 3.05

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

### Kitchen/ Diner

7.54

Wood flooring leading to tile flooring, x2 UPVC double glazed windows to the side aspect, x2 radiators, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an American style fridge-freezer, washing machine, oven & dishwasher, gas combi boiler, a door opens into the shower room and a UPVC door opens out to the rear garden.





### Shower Room

2.18 x 0.88

Tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, loft access, tiled walls, extractor fan with light, toilet, wash basin set into a vanity unit with a mixer tap and an electric shower with a fitted shower tray.

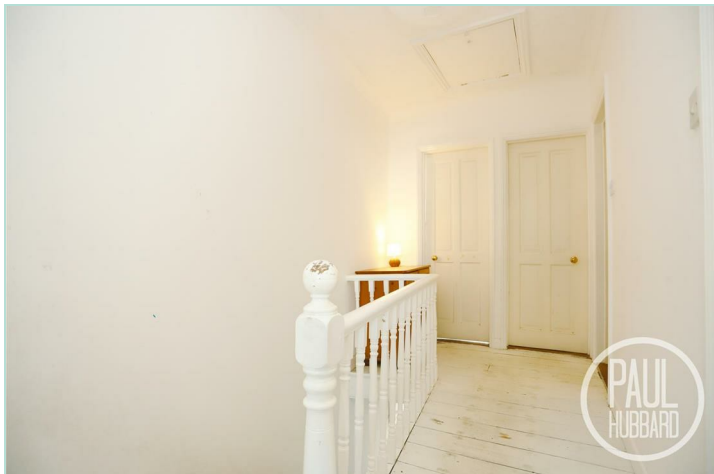
### Stairs leading to the First Floor Landing

Timber staircase leading to exposed floorboards, loft access and doors opening to the bedrooms & bathroom.

### Bedroom 1

3.65 max x 3.94 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a period fireplace.



### Bedroom 2

3.64 x 2.76

Exposed floorboards, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

3.65 max x 2.05 max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 4

3.05 x 2.10

### Bathroom

3.07 max x 1.41 max

Tile flooring, heated towel rail, spotlights, part-tiled walls, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap and an electric shower set above.



### Outside

The property is approached via a shingle frontage with a brick wall boundary and a pathway leading to the main entrance door, which is sheltered by a storm porch.

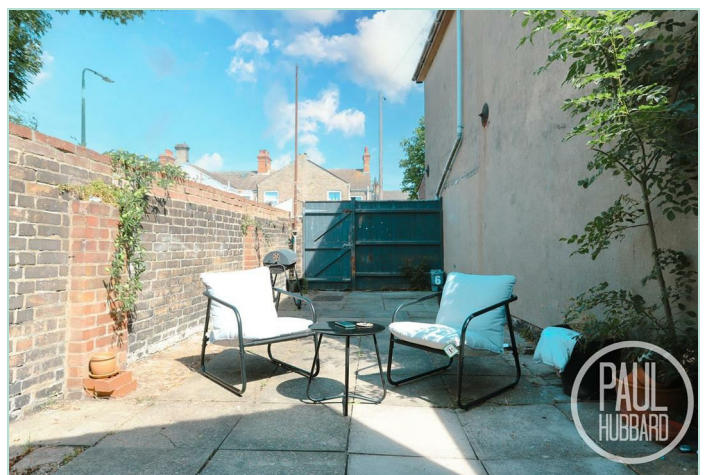
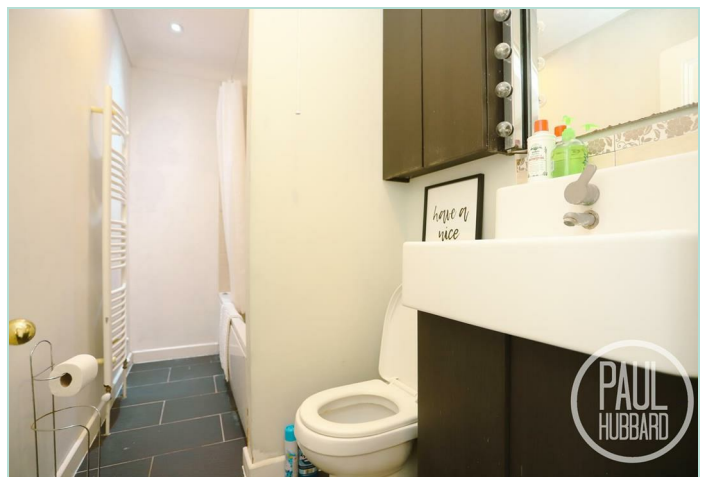
To the rear, the fully enclosed paved courtyard garden is bordered by a combination of brick walls and panel fencing, providing a private outdoor space. The garden also benefits from an outdoor tap and gated rear access.

### 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.







Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D  
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                                   |                            | 77                                                                                  |
| (55-68) D                                   | 64                         |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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