

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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Eastern Way Suffolk, NR32 2HE

- CALLING ALL LANDLORDS
- Unrestricted on road parking
- Two Double bedrooms
- Front and rear gardens
- No onward chain
- Low maintenance
- North Lowestoft location
- Gas central heating
- Two reception rooms
- Long term tenant in situ

e - info@paulhubbardonline.com

t - 01502 531218





SUMMARY

Ideal for the investor, sold with a tenant in situ currently paying £620pcm. Located within a cul de sac in North Lowestoft, close to local amenities is this 2 bedroom mid terrace property, featuring a sitting room, dining room, kitchen, ground floor bathroom and front and rear gardens!

LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

SITTING ROOM

12'2" x 11'10"

UPVC double glazed window and entrance door to the front aspect, laminate flooring throughout and radiator.

DINING ROOM

12'2" x 11'10"

UPVC double glazed door to the rear aspect opening into the garden, carpet flooring throughout, radiator, door opening to the kitchen and stairs to the first floor landing.

KITCHEN

11'6" x 7'3"

UPVC double glazed window to side aspect, tile flooring throughout, part tile walls, loft hatch, units above and below, laminate work surfaces, composite sink with drainer, cupboard housing as gas boiler, space for a gas oven, fridge/freezer and washing machine, opening to the rear lobby.

LOBBY

UPVC double glazed door to side aspect opening into the garden, tile flooring throughout, doors opening to a built in storage cupboard and bathroom.

BATHROOM

6'7" x 5'7"

UPVC double glazed window to the rear aspect, tile flooring, tile walls, pedestal hand wash basin, toilet, radiator and bath with electric shower above.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, doors opening to bedrooms 1 and 2.

BEDROOM 1

12'2" x 11'10"

A double bedroom located to the front of the property with a UPVC double glazed window, carpet flooring and radiator.

BEDROOM 2

11'10" x 9'10"

A double bedroom located to the rear of the property with a UPVC double glazed window, carpet flooring, radiator and door opening to a storage cupboard.

OUTSIDE

To the front of the property a concrete pathway leads to the entrance door and a bark front garden with decorative border.

To the rear of the property a concrete pathway leads up to a fully enclosed brick weave and patio garden with timber pergola, timber garden shed and gate to the rear opening to alley 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.

