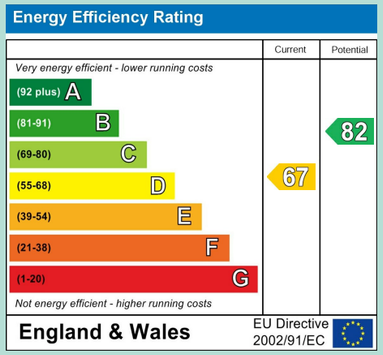
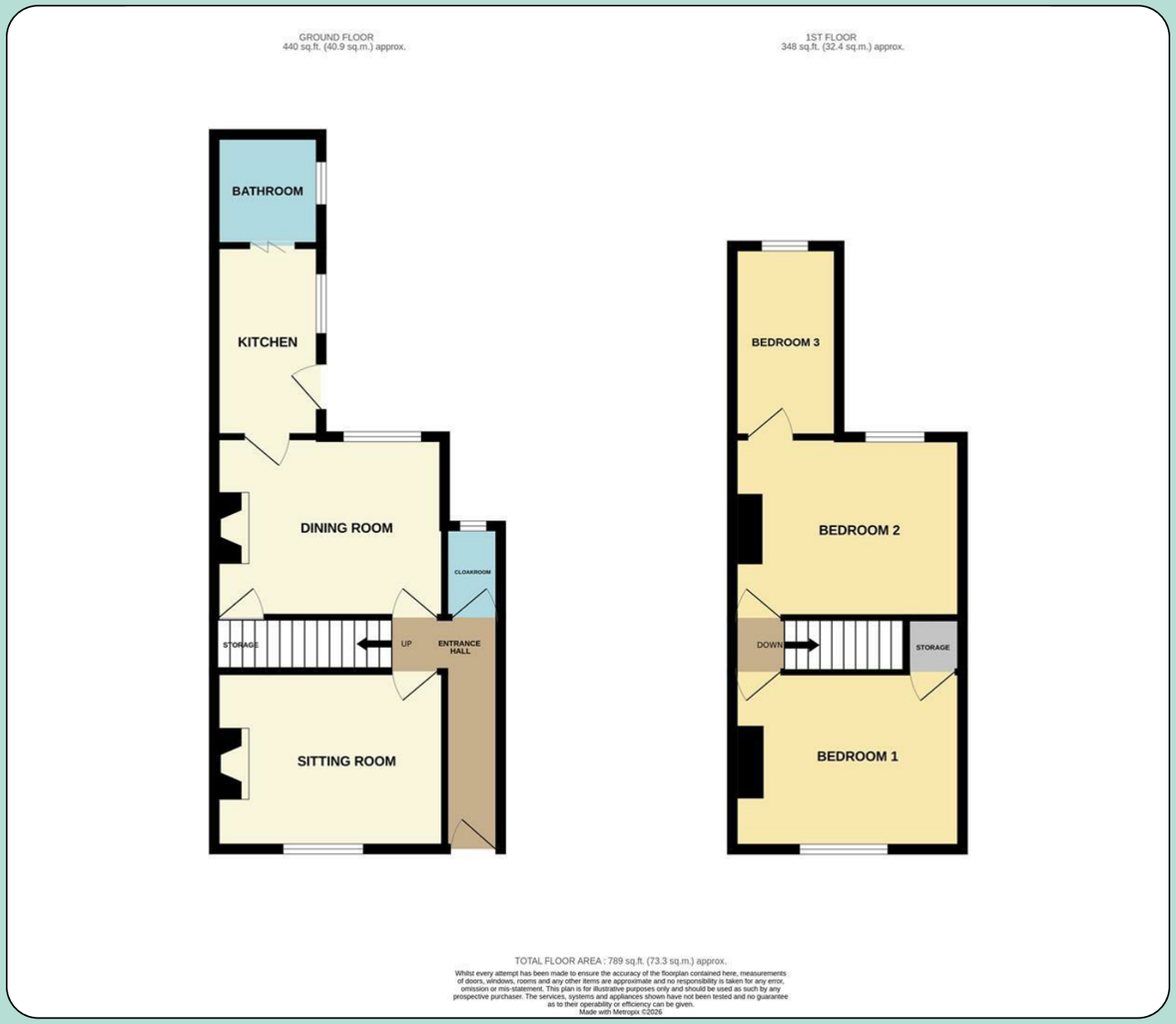
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





Raglan Street

Lowestoft, NR32 2JP

- Terrace house with Grade II listed smokehouse
- Rare chain-free opportunity
- 3 bedrooms
- Close to local amenities, shops & schools
- Fully enclosed private courtyard
- A piece of Lowestoft's heritage
- Original brickwork and detailing
- Covered carport with storage
- Workshop or creative studio potential
- Great transport links within walking distance

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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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

PAUL HUBBARD

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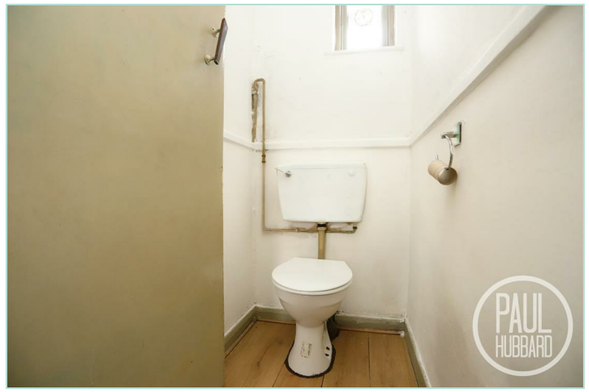

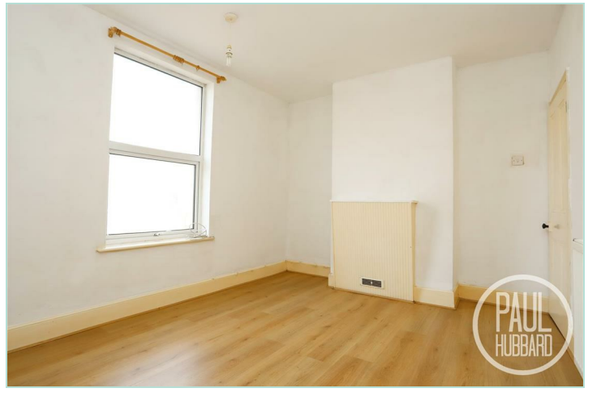

Location
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will 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
UPVC entrance door to the front aspect, laminate flooring, radiator, a door opening to the cloakroom, stairs leading to the first floor landing and doors opening to the sitting room & dining room.

Cloakroom
1.55m x 0.94m
Laminate flooring, timber frame window to the rear aspect and a toilet.

Sitting Room
3.91m x 3.01m
Laminate flooring, UPVC double glazed window to the front aspect, radiator and a fireplace surround.

Dining Room
3.98m x 3.07m
Laminate flooring, UPVC double glazed window to the rear aspect, radiator, fireplace surround, under-stair storage cupboard and a door opening to the kitchen.

Kitchen
3.29m x 1.80m
Laminate flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge-freezer & washing machine, a door opens into the bathroom and a UPVC door opens to the rear courtyard.

Bathroom
1.89m x 1.52m
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, wall mounted wash basin with hot & cold taps, bath tub with hot & cold taps and tiled splash backs.

Stairs leading to the First Floor Landing
Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1
3.90m x 3.00m
Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bedroom 2
3.91m x 3.08m
Exposed floorboards, UPVC double glazed window to the rear aspect, radiator and a door opening to bedroom 3.

Bedroom 3
3.48m x 1.79m
Exposed floorboards, UPVC double glazed window to the rear aspect and a gas combi boiler.

Outside
The main entrance to the terraced property is located at the front. At the side substantial timber double doors open into a covered carport and storage area, which also leads to a paved courtyard and the smokehouse. The courtyard is fully enclosed by brick walls, offering privacy and security. A fixed ladder within the carport provides access to additional overhead storage space.

Former Smoke House
As a Grade II listed property, this former smokehouse represents a rare and characterful addition to the main terrace. Offering considerable historic interest, it provides a unique opportunity for a variety of uses, subject to the necessary listed building and planning consents. Rich in period charm, the building retains its original features, including traditional brickwork, a tiled roof, stable-style doors, and historic date detailing that enhances its architectural appeal. Positioned within the enclosed courtyard to the rear, the structure offers excellent potential for storage, workshop space, or creative studio use, with any alterations or change of use subject to the appropriate permissions. Its distinct footprint and striking appearance make it a particularly uncommon and attractive feature. An exceptional opportunity for buyers seeking a property of genuine character and heritage significance, with scope for sensitive enhancement as part of the overall offering.

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.