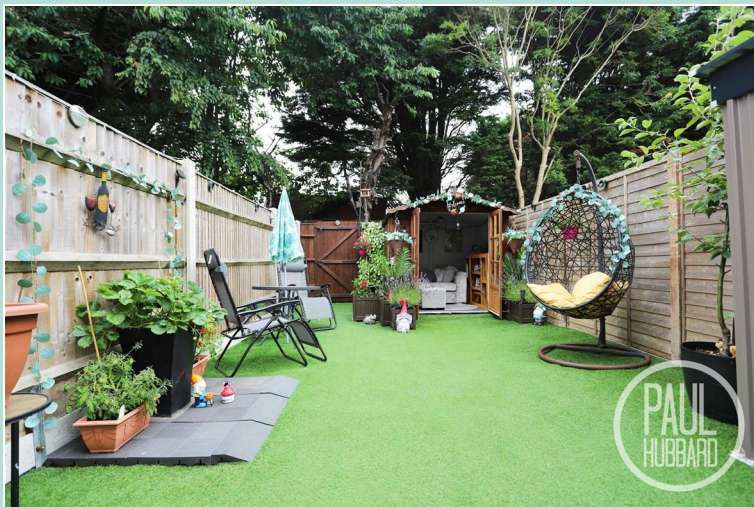


£190,000
Asking Price



The Croft

Lowestoft, NR32 2BQ

- Well presented mid terrace home
- 2 separate bedrooms
- Front porch and rear conservatory
- Sizeable sitting room Cul-de-sac in the heart of North Lowestoft
- Close to local amenities, shops & schools
- Allocated parking for multiple vehicles
- Easily maintained gardens front & rear
- Gas central heating
- UPVC double glazing throughout
- Great transport links





Location

This home is situated in a cul de sac 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.



Porch

1.17 x 0.74

UPVC double glazed entrance door to the front aspect, UPVC double glazed windows and an additional UPVC door opening into the sitting room.

Sitting Room

4.62 x 3.81

UPVC double glazed window to the front aspect, laminate flooring throughout, x2 radiators, stairs leading to first floor landing and door opening to the kitchen.

Kitchen

3.75 x 2.62

Folding door opening to the conservatory and double glazed UPVC window to the rear aspect, laminate flooring throughout, units above and below, laminate work surfaces, tile splash backs, stainless steel sink with drainer, wall mounted gas boiler, extractor fan, integrated oven, induction hob and spaces for appliances including a washing machine, tumble dryer, dishwasher & fridge-freezer.



Conservatory

2.82 x 2.45

UPVC double glazed French doors to the rear aspect opening into the garden, UPVC double glazed windows, laminate flooring throughout and an electric radiator.



Stairs leading to the First Floor Landing

Carpet flooring throughout, doors opening to the bathroom, airing cupboard and bedrooms 1-2.

Bathroom

2.34 max x 1.78 max

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, built-in storage cupboard, tall vertical radiator, extractor fan, toilet, pedestal hand wash basin with hot & cold taps, aqua board panels and a panelled bath with hot & cold taps and an electric shower set above.



Bedroom 1

3.82 max x 3.54 max

x2 UPVC double glazed windows to the front aspect, laminate tile flooring throughout, radiator, fitted wardrobes and a door opening to a built-in wardrobe.

Bedroom 2

3.57 x 1.93

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and the loft access hatch.

Outside

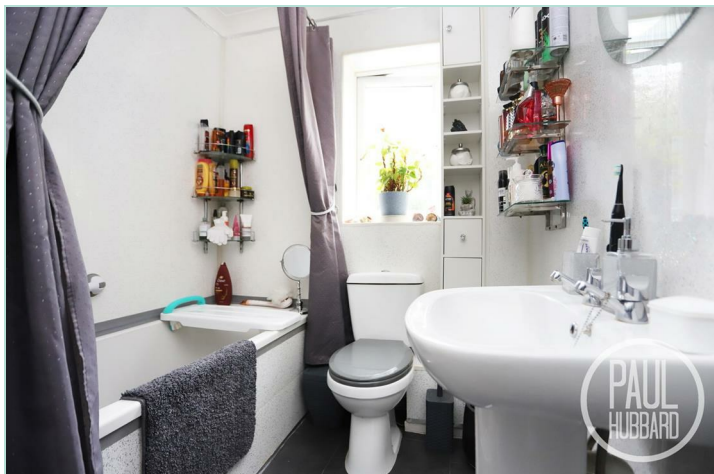
To the front of the property, a neat concrete pathway runs between a well-presented artificial lawn, leading directly to the main entrance door.

To the rear, the property boasts a fully enclosed, low-maintenance artificial lawn garden complete with a charming summerhouse which is perfect for relaxing or entertaining along with a metal storage shed.

The property also benefits from two allocated parking spaces: one conveniently located at the front, and an additional space situated at the rear within a communal car park.

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: B
EPC Rating: TBC
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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