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Union Place

Lowestoft, NR33 0HG

- Beautifully presented 2 bedroom terrace home
- Walking distance from award winning beach
- Recently renovated kitchen and bathrooms
- Off-road parking
- Ground floor WC and first floor shower room
- Two double bedrooms
- Recently fitted gas combi boiler
- Finished to high standard
- Close to local amenities, shops and schools
- Great transport links nearby

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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.

Sitting room

4.47m x 3.53m

UPVC double glazed window to the front aspect, composite front door entrance ,fitted carpet, a fireplace and a radiator.

Open plan diner

3.39m x 3.11m

UPVC double glazed french doors to the rear aspect, door to under-stairs storage, fitted carpet and a radiator.

Kitchen

3.2m x 1.8m

UPVC double glazed window to the side aspect, vinyl flooring, part tiled walls, units below with above units and part shelving above, integrated fridge freezer, integrated oven, electric hob and stainless steel extractor fan, large double ceramic sink with mixer tap.

Utility area

1.8m x 0.7m

Vinyl flooring, fitted base units, part tiled walls, space for washing machine and home to the recently fitted gas combi boiler.

Cloakroom

1.2m x 0.8m

UPVC double glazed obscure window to the side aspect, vinyl flooring, tiled walls, mixer tap inset to a unit, a toilet and a radiator.

Stairs leading to landing

Recently fitted bespoke stairs, fitted carpet up to landing, loft access and doors leading into both bedrooms.

Bedroom 2

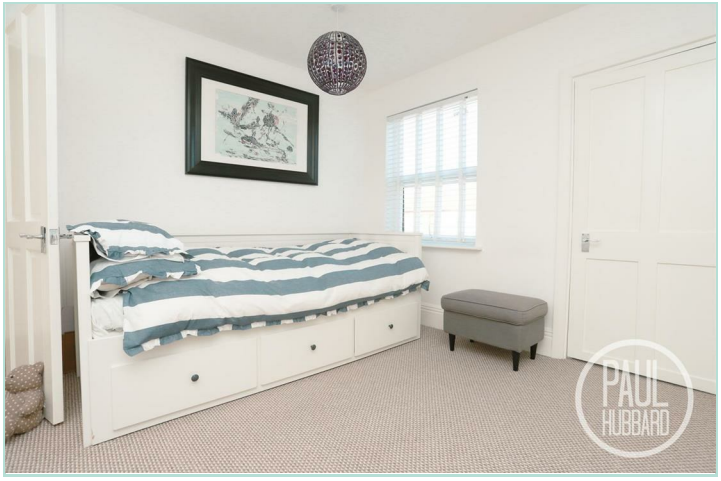
3.51m x 3.41m

UPVC double glazed window to the rear aspect, fitted carpet and a radiator.









Bedroom 1

4.05m x 3.58m

UPVC double glazed window to the front aspect, feature fireplace, fitted carpet and a radiator.

Shower room

3.18m x 1.7m

UPVC double glazed obscure window to the side aspect, vinyl flooring, tiled walls, walk in shower with mains fed waterfall attachment and hand held attachment, sink set into vanity unit with mixer tap, a toilet, built in vanity storage and a full length heated towel rail.

Outside

To the rear, the property benefits from an enclosed garden, secured by wooden panelled double gates, which also provide convenient off-road parking. There is a raised decking area, offering the perfect space for outdoor dining and entertaining, while providing a neat and low-maintenance finish.

To the front, there is a partially enclosed garden, bordered by a low height brick wall and featuring a combination of mature shrubs and established plants, alongside a neatly maintained shingle area.

Financial Services

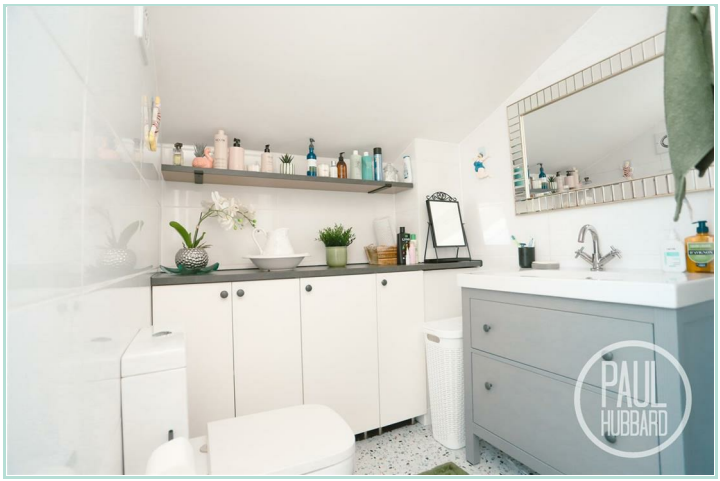
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

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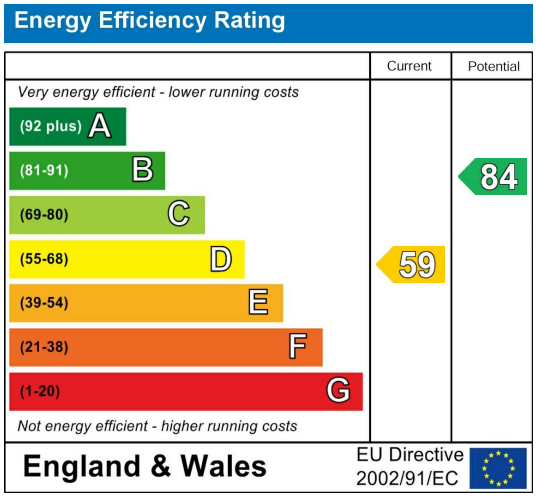



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Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





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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