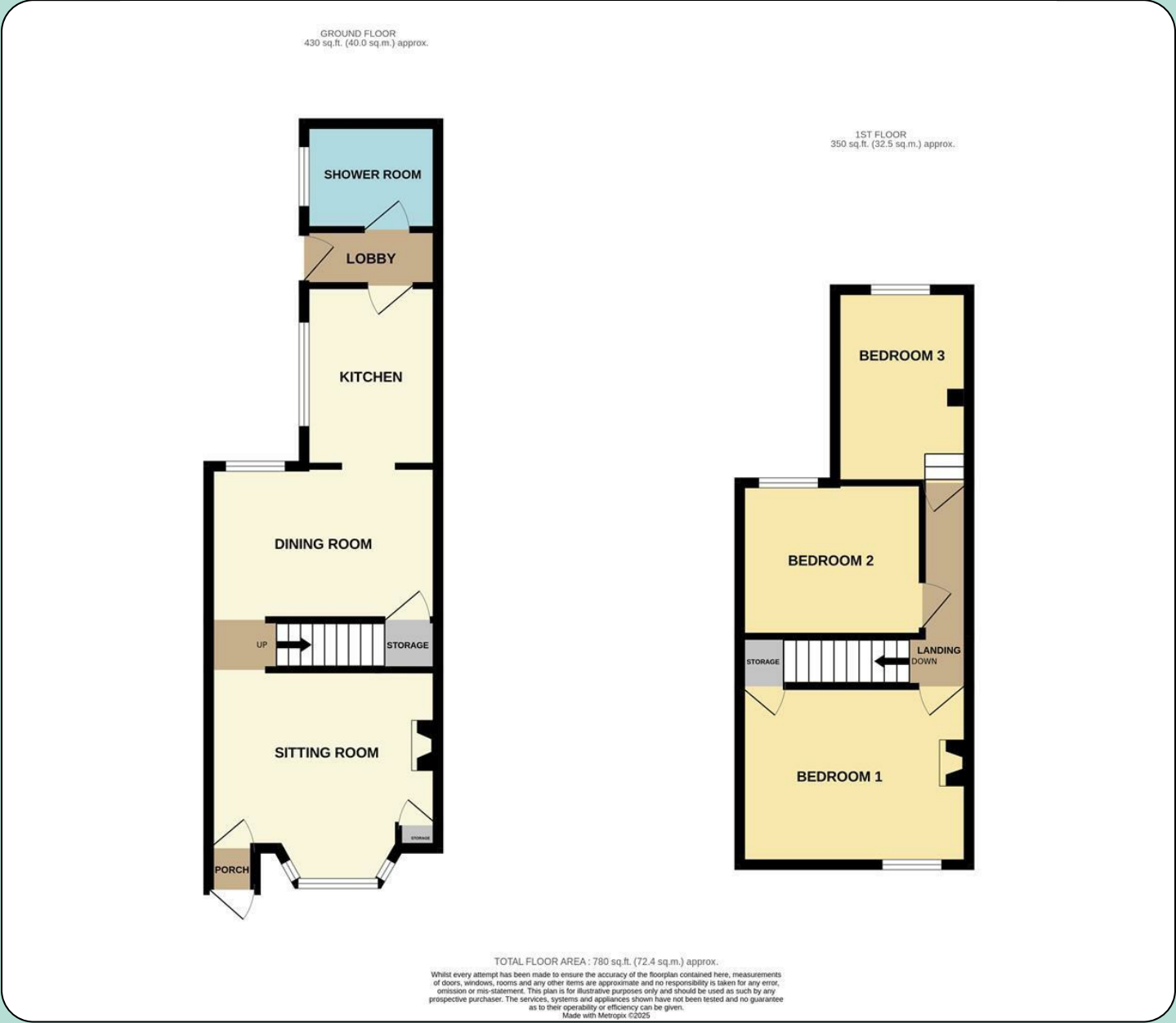


Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D  
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

Contact Us  
www.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



£140,000  
Offers In Excess Of



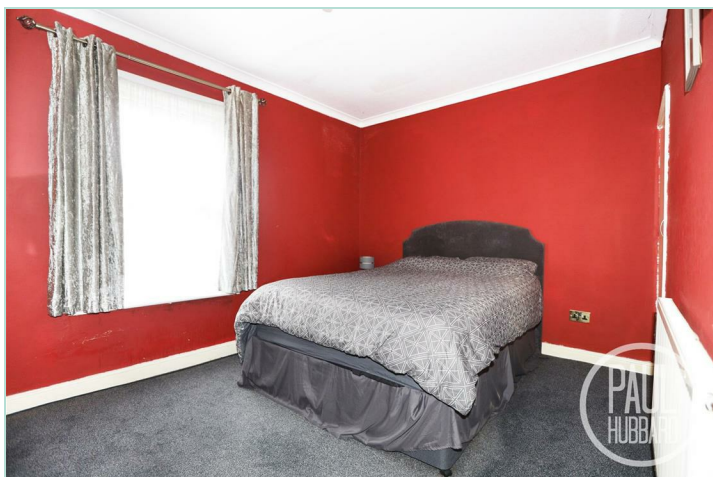
## Lorne Park Road Lowestoft, NR33 0RB

- Three separate bedrooms
- South-west facing garden
- Separate sitting room and dining room
- Ground floor shower room
- Opportunity to put your own stamp on it!
- Close to local amenities
- Gas central heating
- UPVC double glazing throughout
- Walking distance to the beach
- Close to public transport links

e - info@paulhubbardonline.com      t - 01502 531218







### 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.

### Porch

0.93m x 0.78m

Entrance door to the front aspect, tile flooring throughout and a door opens to the sitting room.

### Sitting room

3.93m x 3.02m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, storage cupboard housing fuse box, brick feature with electric fireplace, a radiator, an opening through to the dining room and stairs lead to the first floor landing.

### Dining room

3.95m x 2.54m

UPVC double glazed window to the rear aspect, original wood flooring throughout, under-stair storage cupboard, a radiator and an opening leads through to the kitchen.

### Kitchen

3.10m x 2.26m

UPVC double glazed window to the side aspect, tile flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for an oven, fridge/ freezer and a washing machine, cupboard housing boiler, integrated pantry, a radiator and a door opens to the rear hall.

### Lobby

1.65m x 0.96m

UPVC double glazed door to the side aspect, tile flooring throughout, X2 storage cupboards and a door opens to the shower room.

### Shower room

2.20m x 1.83m

UPVC double glazed obscure window to the side aspect, tile flooring throughout, tiled walls, vanity unit with inset hand wash basin and toilet, a heated towel rail and a large shower within a glass cubicle.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1-3.

### Bedroom 1

3.98m x 3.04m

UPVC double glazed window to the front aspect, carpet flooring throughout, feature fireplace, storage cupboard and a radiator.

### Bedroom 2

3.09m x 2.52m

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

### Bedroom 3

3.24m x 2.31m

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

### Outside

The property is approached via gated access, leading to a paved pathway that guides you to the main entrance door. The front garden features a low-maintenance stone area, adding to its charm and kerb appeal, while a traditional brick surround enhances the character of the home.

The south-west facing rear garden enjoys plenty of natural sunlight throughout the day, making it a perfect space for outdoor relaxation. It features a patio area, ideal for seating or entertaining, along with a storage unit for added convenience. The garden also benefits from gated access to a rear alley, providing additional accessibility and potential for off-road parking. An outside tap is also installed for easy maintenance.

### 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.

