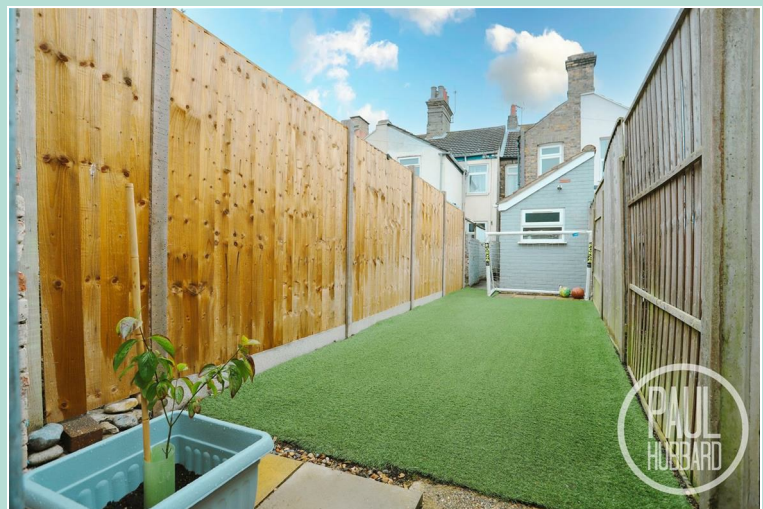
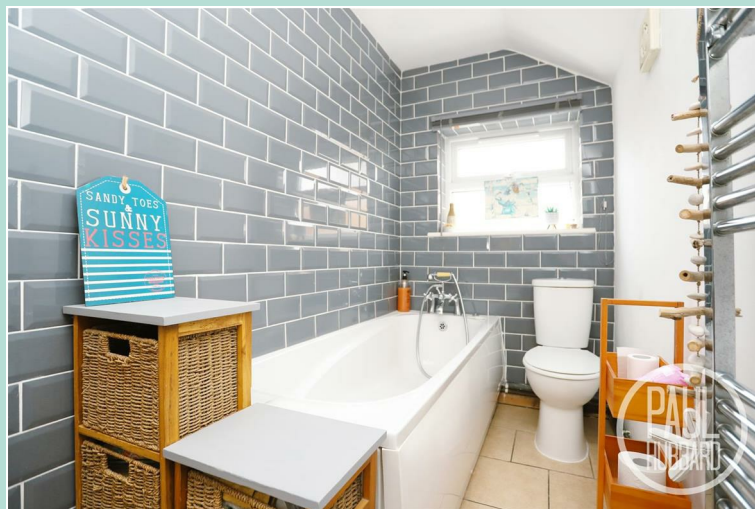


£150,000
Asking Price



Cambridge Road Lowestoft, NR32 1TE

- Well-presented mid-terrace home
- 3 bedrooms, including two spacious doubles
- Third bedroom with flexible use as a dressing room or home office
- Two reception rooms, including a cosy multi-fuel wood burner
- Modern fitted kitchen with adjoining utility room

- Gas central heating with modern combi boiler
- Contemporary ground floor family bathroom with three-piece suite
- West-facing, low-maintenance rear garden
- Conveniently located for local amenities, shops & schools
- Ideal first-time buy or investment opportunity

e - info@paulhubbardonline.com

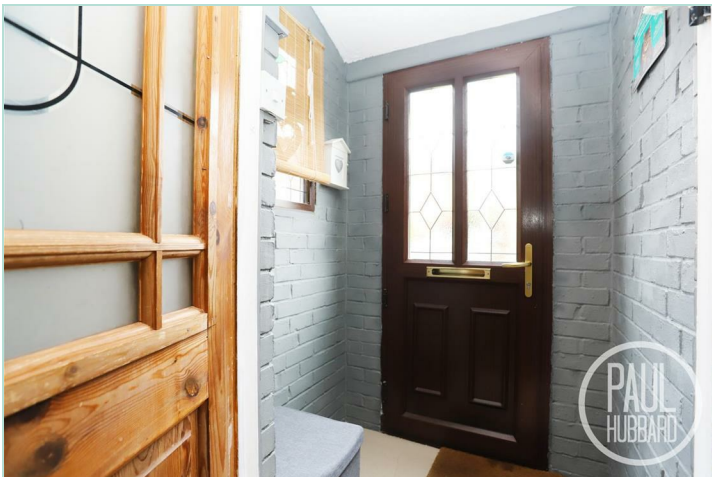
t - 01502 531218





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 breathtaking 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

1.26 x 1.09

UPVC entrance door to the front aspect, fitted carpet, UPVC double glazed window to the side aspect and a door opening into the sitting room.

Sitting Room

3.64 x 3.48

Laminate flooring, UPVC double glazed window to the front aspect, multi-fuel burner, radiator and a door opens to the stairs and another door then leads through to the dining room.



Dining Room

3.78 x 3.15

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, understair storage cupboard and a doorway opening leads through to the kitchen.

Kitchen

3.00 x 1.72

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, built-in double oven, gas hob & extractor hood, inset composite sink & drainer with mixer tap, a UPVC door opens out to the rear garden and a large opening leads through to the utility room.



Utility Room

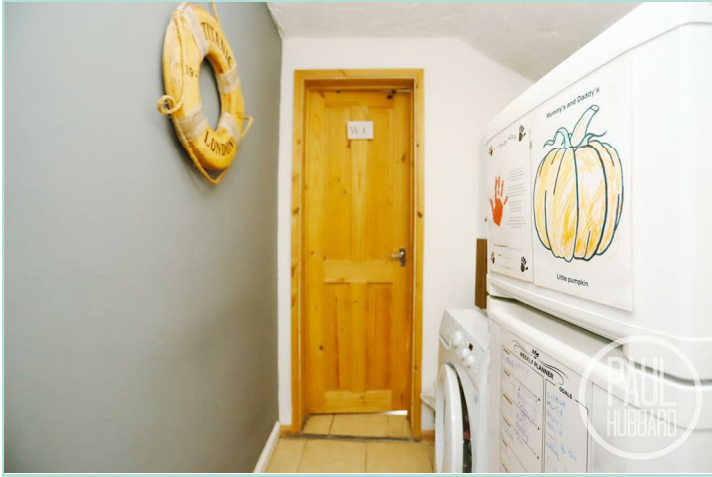
1.79 x 1.43

Tile flooring, gas combi boiler, space for a washing machine & fridge-freezer and a door opens into the bathroom.

Bathroom

3.02 x 1.29

Tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap, a handheld shower attachment, extractor fan and tile splash backs.



Bedroom 1

3.79 x 3.15

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

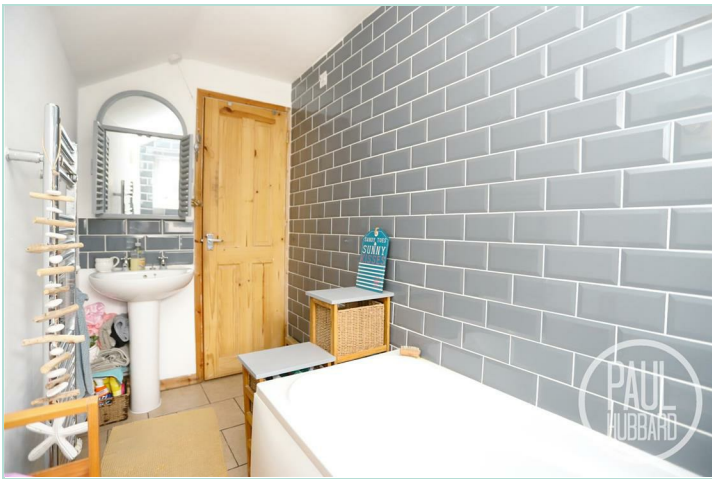
3.60 x 3.48

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

Bedroom 3

3.00 x 1.71

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



Outside

A gated entrance opens onto an artificial lawn frontage, with a pathway leading to the main entrance door.

The west-facing rear garden enjoys afternoon sun and features a low-maintenance artificial lawn, shingle area, and storage shed. Fully enclosed by panel fencing, the garden also benefits from gated rear 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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other things are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
 Made and Measured 1/2014

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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