

Tenure: Freehold
Council Tax Band: A
EPC Rating : '70/C'
Local Authority: East Suffolk Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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. Made with Metropix ©2022.

Head Office
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
propertyfile@paulhubbardonline.com
 m
 01502 531218

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Worthing Road

Lowestoft, NR32 4HE

- Fantastic period features
- Three bedrooms
- Two separate reception rooms
- New modern bathroom
- New modern fitted kitchen





Description:

SUMMARY

**** PERIOD FEATURES GALORE **** With this beautifully presented three bedroom family home! Featuring two separate reception rooms, MODERN FITTED KITCHEN, New modern bathroom and good sized rear garden!

LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

LOUNGE

12' 9" x 11' 1" (3.9m x 3.4m)

UPVC double glazed window to front aspect, UPVC double glazed door opening to front, carpet flooring, period feature fireplace with original Tile surround, stairs leading to first floor landing and door opening into dining room

DINING ROOM

12' 9" x 10' 2" (3.9m x 3.1m)

UPVC double glazed window to rear aspect, carpet flooring, door opening to under stair storage cupboard and door opening into kitchen

KITCHEN

9' 10" x 8' 2" (3.0m x 2.5m)

Modern fitted units above and below work surfaces with inset stainless steel sink and drainer. UPVC double glazed window to side aspect and door opening into rear. Vinyl flooring, spaces for fridge, freezer and cooker. Door opens into rear lobby

REAR LOBBY

UPVC double glazed window to side aspect, vinyl flooring, door opening to storage cupboard and door opening into bathroom

BATHROOM

5' 2" x 5' 2" (1.6m x 1.6m)

UPVC double glazed window to side aspect, vinyl flooring, toilet, vanity sink and panelled bath with mixer

tap.

STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring and doors opening to bedrooms 1-2

BEDROOM 1

12' 9" x 10' 9" (3.9m x 3.3m)

UPVC double glazed window to front aspect, carpet flooring, period feature fireplace and door opening to storage cupboard

BEDROOM 2

12' 9" x 10' 5" (3.9m x 3.2m)

UPVC double glazed window to rear aspect, carpet flooring, period feature fireplace and doors opening to storage cupboard and into bedroom 3

BEDROOM 3

9' 10" x 8' 10" (3.0m x 2.7m)

UPVC double glazed window to rear aspect and carpet flooring

OUTSIDE

To the front of the property is a paved garden set within a brick wall surround. To the rear is a paved garden with artificial laid lawn garden to centre. Landscaped borders reside to side and garden sits within a panelled fence surround.

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.

