

**Tenure:** Freehold  
**Council Tax Band:** A  
**EPC Rating:** 'TBC'  
**Local Authority:** East Suffolk Council



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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## Cambridge Road

Lowestoft, NR32 1TF

- Stunning brand new modern kitchen
- Three bedrooms
- Gas combination boiler
- New modern bathroom
- Spacious layout

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## Description:

### 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.

### PORCH

UPVC double glazed window to front aspect, composite door opening to front, laminate flooring and door opening to lounge.

### LOUNGE

11' 1" x 10' 9" (3.4m x 3.3m)  
UPVC double glazed window to front aspect, laminate flooring, stairs leading to first floor landing and door opening to dining room.

### DINING ROOM

11' 5" x 10' 9" (3.5m x 3.3m)  
UPVC double glazed window to rear aspect, laminate flooring, door opening to under stair storage cupboard and opening into kitchen.

### KITCHEN

9' 6" x 5' 10" (2.9m x 1.8m)  
UPVC double glazed window to side aspect, vinyl flooring, opening to rear lobby. Units above and below work surfaces, composite sink with drainer, oven, grill, ceramic hob and extractor fan. Space for washing machine.

### REAR LOBBY

Vinyl flooring, door opening to boiler cupboard, door opening to bathroom and UPVC double glazed door opening to rear.

### BATHROOM

6' 6" x 5' 6" (2.0m x 1.7m)  
UPVC double glazed window to side aspect, vinyl flooring, vanity sink with toilet, heated towel rail and panelled bath with mains fed shower above.

### STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, doors opening to bedrooms 1-2.

### BEDROOM 1

11' 5" x 10' 9" (3.5m x 3.3m)  
UPVC double glazed window to front aspect, carpet flooring and door opening to storage cupboard.

### BEDROOM 2

11' 1" x 10' 9" (3.4m x 3.3m)  
UPVC double glazed window to rear aspect, carpet flooring and door opening to bedroom 3.

### BEDROOM 3

9' 10" x 5' 10" (3.0m x 1.8m)  
UPVC double glazed window to rear aspect and carpet flooring.

### OUTSIDE

To the front of the property is an artificial laid lawn with door opening into porch. To the rear of the property is a fully enclosed paved and artificial laid lawn garden with raised feature flower border. A lean too offers additional storage area and gated access is offered to rear.

### 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.

