

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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£130,000
Asking Price Of



Queens Road

Lowestoft, NR32 1TB

- Chain free and ready to go
- Brand new carpet flooring
- Three separate bedrooms set over three floors
- Deceptively spacious
- Ideal location for amenities

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Description:

LOCATION

This home is located in an English coastal town which 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' 5" (3.9m x 3.5m)

UPVC double glazed window to front aspect and UPVC double glazed door opening to front. Carpet flooring, opening into dining room and feature exposed brick fireplace.

DINING ROOM

14' 1" x 13' 1" (4.3m x 4.0m)

UPVC double glazed window to rear aspect, carpet flooring, period feature fireplace, stairs leading to first floor landing and door opening to kitchen.

KITCHEN

8' 10" x 7' 10" (2.7m x 2.4m)

UPVC double glazed window to side aspect and opening into rear lobby. Laminate flooring, units above and below work surfaces, inset stainless steel sink with drainer, integrated oven with electric hob and extractor fan. Spaces for fridge, freezer and washing machine.

REAR LOBBY

Laminate flooring, doors opening to storage cupboard, bathroom and to rear garden.

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m)

UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, panelled bath with shower attached and heated towel rail.

STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, doors opening to bedrooms 1-2 and stairs leading to bedroom 3.

BEDROOM 1

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

UPVC double glazed window to front aspect, carpet flooring and opening to under stair storage cupboard.

BEDROOM 2

12' 9" x 9' 2" (3.9m x 2.8m)

UPVC double glazed window to rear aspect, carpet flooring and doors opening to fitted wardrobe.

STAIRS LEADING TO BEDROOM 3

BEDROOM 3

20' 0" x 13' 1" (6.1m x 4.0m)

UPVC double glazed window to front 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 fully enclosed paved garden with gated access opening 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.

