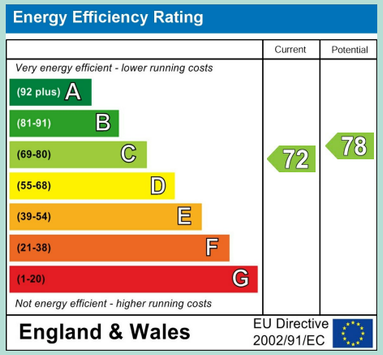
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



Sunnyfields

Lowestoft, NR33 9LL

- Charming 2 bedroom terraced home
- Chain free
- Quiet cul-de-sac
- Off Road parking
- Perfect for first time buyers or investors
- Built in storage
- 2 double bedrooms
- Fully enclosed rear garden
- Close to local shops, schools and amenities
- Close to transport links

Paul Hubbard Estate Agents
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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 are 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

PAUL HUBBARD

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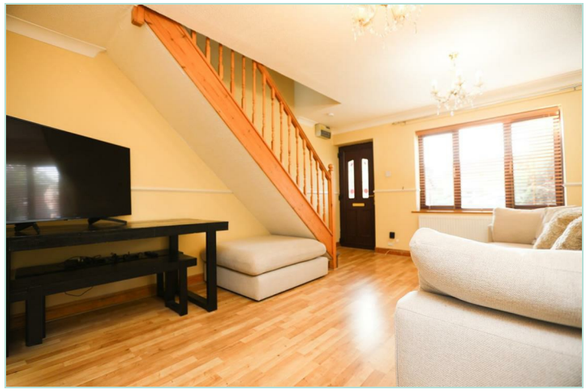

Location - Lowestoft

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.

Lounge/ Diner

4.67m x 3.75m
UPVC double glazed window to the front aspect, wood effect vinyl flooring and a radiator.

Kitchen

3.75m x 2.3m
UPVC double glazed window to the rear aspect, door leading to rear garden, wood effect vinyl flooring, a radiator, units above and below, built in oven, electric hob and extractor fan, inset ceramic sink with mixer tap and draining board, spaces for fridge and freezer and washing machine, gas combi boiler and a breakfast bar.

Stairs leading to landing

Fitted carpet on the stairs leading to wood effect vinyl on the landing, doors leading into bedrooms, bathroom and storage cupboard, loft access.

Bathroom

2.3m x 1.7m
UPVC double glazed obscure window to the rear aspect, tiled flooring and tiled walls, a pedestal hand basin with mixer tap, a toilet, a radiator and a free standing bath with mixer tap with a mains fed hand held shower attachment above.

Bedroom 2

UPVC double glazed window to the rear aspect, wood effect vinyl flooring and a radiator.

Bedroom 1

UPVC double glazed window to the front aspect, wood effect flooring, built-in double door storage and a radiator.

Outside

The rear garden offers a lovely outdoor space, fully enclosed by wooden panel fencing for added privacy and featuring gated access to the rear. Stepping out from the back door, you will find a charming hexagonal paved patio area, ideal for outdoor dining and entertaining, leading onto a lawn, with a garden shed positioned at the far end, providing useful additional storage.

To the front, a pathway leads to the entrance, alongside a low maintenance garden featuring concrete paving, complemented by a variety of mature shrubs and established plants, creating a welcoming first impression.

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.