

# HARDIMANS



**2 Bramfield Road**  
Lowestoft, NR32 3DT  
**Guide Price £215,000**





## 2 Bramfield Road, Lowestoft, Suffolk, NR32 3DT

Located in Bramfield Road in North Lowestoft, this semi-detached house presents an excellent opportunity for those seeking a spacious family home with great potential for modernisation. Boasting a particularly spacious lounge diner, perfect for a growing family.

One of the standout features of this property is the large rear extension, which is topped with a durable fibreglass roof. Internally, there is a rear lobby presenting the possibility of being transformed into a utility area, and also a downstairs cloakroom.

With its generous living spaces and potential for updates, this property is a blank canvas waiting for your personal touch. Whether you are looking to invest in a family home or a project to make your own, this semi-detached house on Bramfield Road is certainly worth considering.

**Mahogany upvc double glazed door to:-**

### **ENTRANCE PORCH**

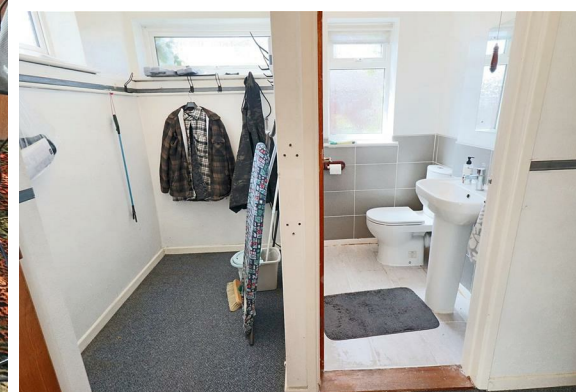
with double glazed windows, further glazed door to:-

### **ENTRANCE HALL**

stairs to first floor, cupboard space under with electric fuse box.

### **PARTICULARLY SPACIOUS THROUGH LOUNGE**

with upvc window overlooking the front garden, ornamental brick fireplace, brick archway to:-







### **DINING ROOM**

with night store heater, sliding patio door to rear garden.

### **KITCHEN**

fitted in a range of light oak fronted units, single drainer sink, recess and plumbing for automatic washing machine, double oven/grill, electric hob, filter hood, cupboard containing a Creda Comfortaire warm air heating boiler, upvc windows and door to side driveway.

### **REAR LOBBY**

with potential for conversion to utility, fitted cupboard.

### **SEPARATE CLOAKROOM**

with low level wc, pedestal washbasin, half tiled walls and floor, upvc opaque glazed window.

### **STAIRS TO FIRST FLOOR AND LANDING**

upvc double glazed window, access to roof void.

### **MASTER BEDROOM**

upvc double glazed window, mahogany effect fitted wardrobe cupboards.

### **BEDROOM 2**

upvc double glazed window, fitted wardrobe cupboards.





### **BEDROOM 3**

upvc double glazed window, built-in wardrobe cupboard.

### **BATHROOM**

with cased bath, low level wc, washbasin, tiled walls, fitted airing cupboard with lagged copper cylinder.

### **OUTSIDE**

To the front, the property has a recently laid tarmac driveway with block edgings (2024). To the side, lean to car port, water tap. To the rear, gardens laid to lawn, mature apple tree.

### **CONCRETE SECTIONAL GARAGE**

The garage roof needs repair as it leaks slightly during heavy rain. There is no mains power in the garage.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

B

### **MATERIAL INFO**

This property has:

Mains Electric, water & sewerage (Gas is in the road)

Flood Risk Info: Very low

\* Broadband: Cable - Ultrafast 10000mbps

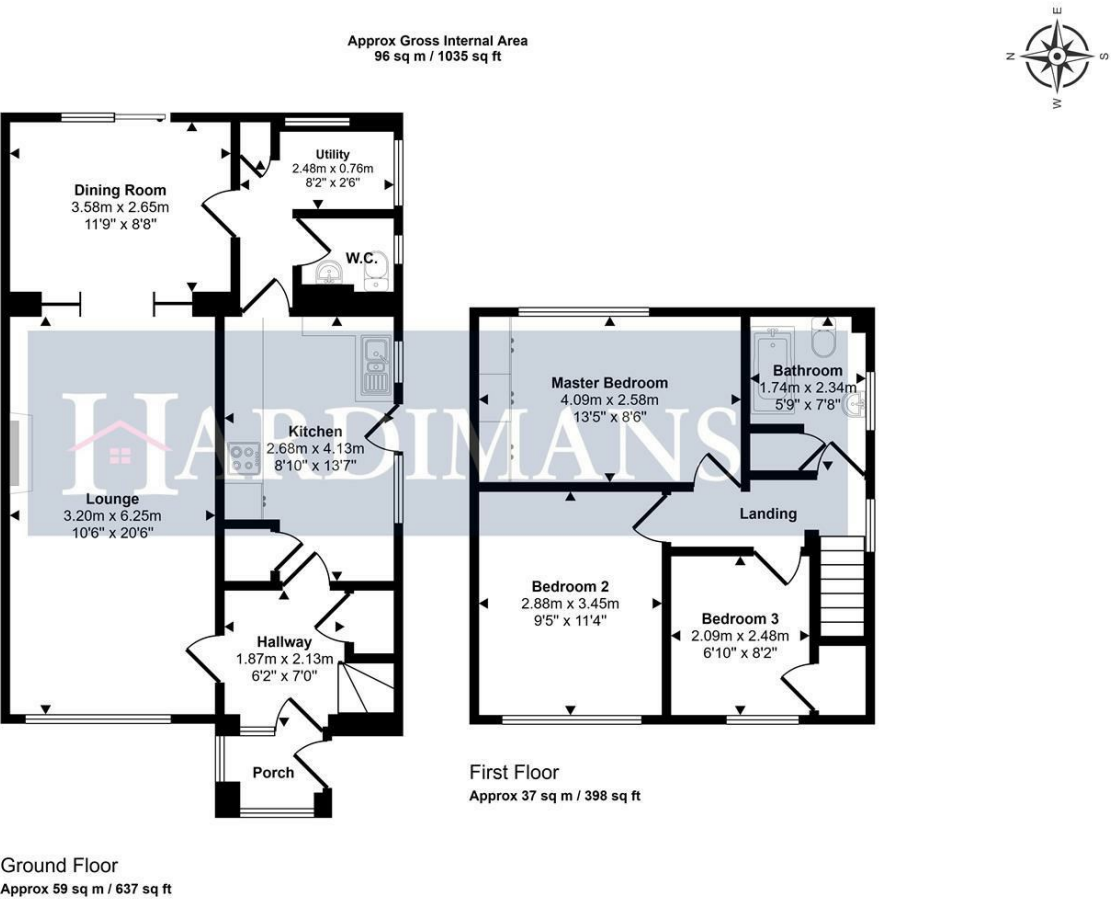
\* Mobile: no issues with mobile phone coverage on Vodaphone. Wifi was used in property. Fibre is not connected to the property.

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



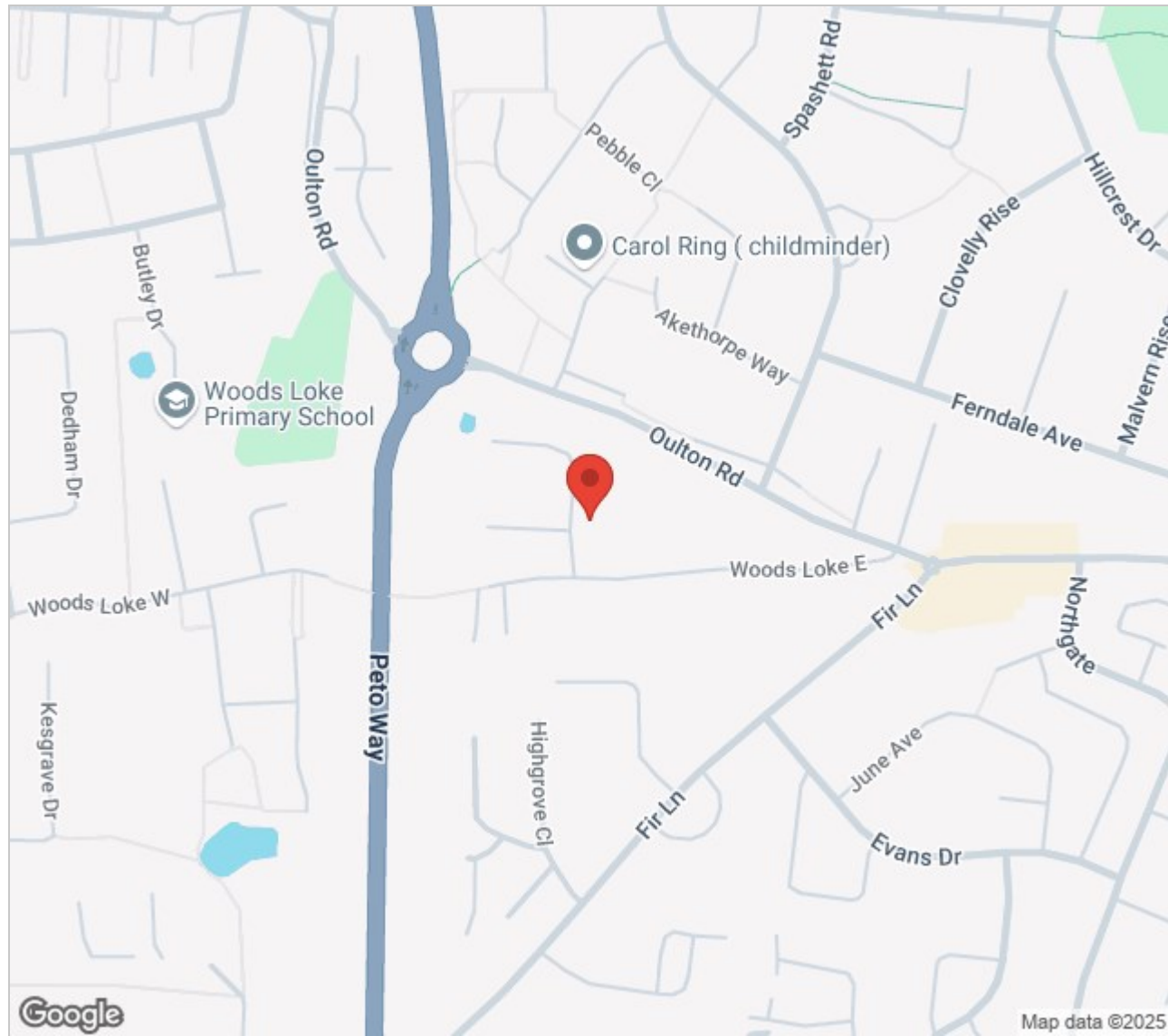


Floor Plan

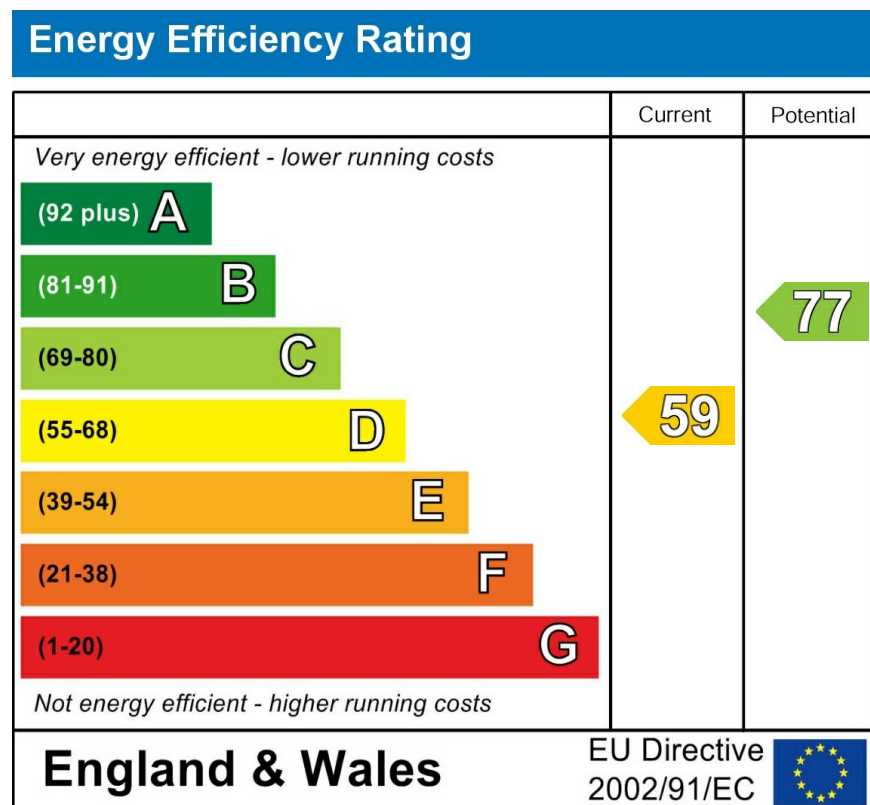


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.