

# HARDIMANS



**59 London Road**  
**Kessingland, Lowestoft, NR33 7PN**  
**Guide Price £125,000**

# HARDIMANS





**59 London Road,  
Kessingland, Lowestoft,  
Suffolk, NR33 7PN**

Hardimans are pleased to offer this terraced house in the popular village of Kessingland providing an excellent opportunity for First time buyers, small families, investors or those looking to downsize.

The village is known for its friendly community. Residents can enjoy the nearby beach, local shops, and various amenities, all within a short distance. The property is well-connected to Lowestoft and surrounding areas, making it an ideal location for commuters and families alike.

The property is sure to attract interest. Please call us to book an appointment to view.

**SITTING ROOM**

UPVC double glaze door to front, UPVC double glaze window to front aspect, exposed brick fireplace with wooden mantle, radiator and coved ceiling.

**DINING ROOM**

UPVC double glaze window to rear aspect, matching worktop and cupboards, radiator and coved ceiling.

**KITCHEN**

UPVC double glaze door to rear, UPVC double glaze window to side aspect, matching worktop space, cupboards under, Bosch gas hob with extractor fan above, built in oven and sink with drainer.

**BATHROOM**

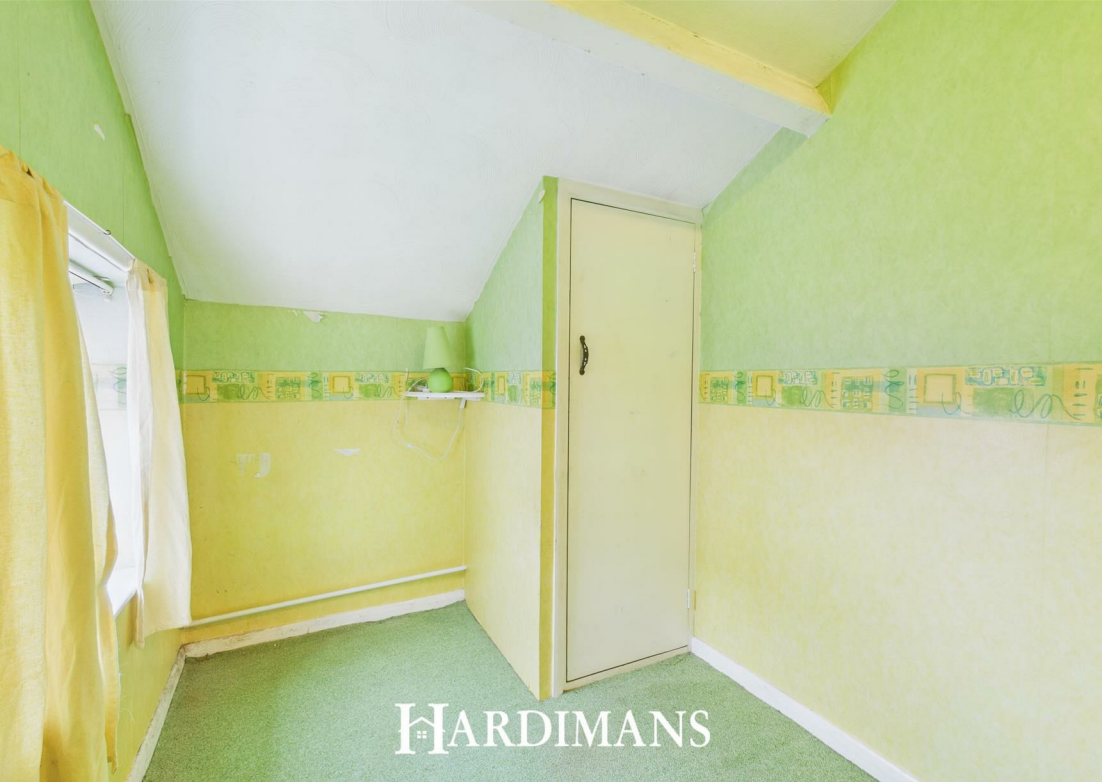
UPVC double glaze window to side aspect, low level WC, hand wash basin, bath with mixer shower above and chrome effect towel radiator.

**FIRST FLOOR LANDING**

Coved ceiling.







### PRIMARY BEDROOM

UPVC double glaze window to front aspect, above stairs storage cupboard, fireplace, radiator and coved ceiling.

### BEDROOM 2

UPVC double glaze window to rear aspect, radiator and coved ceiling.

### BEDROOM 3

UPVC double glaze window to side aspect, cupboard with Worcester boiler to wall and radiator.

### OUTSIDE

To the front, brick weave with brick wall surround and entrance gate. To the rear, concrete and paving slabs, fencing surround, shed (with power and lighting) two ponds and access to car port (with power and lighting).



### TENURE

Freehold

### COUNCIL TAX BAND

A

### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

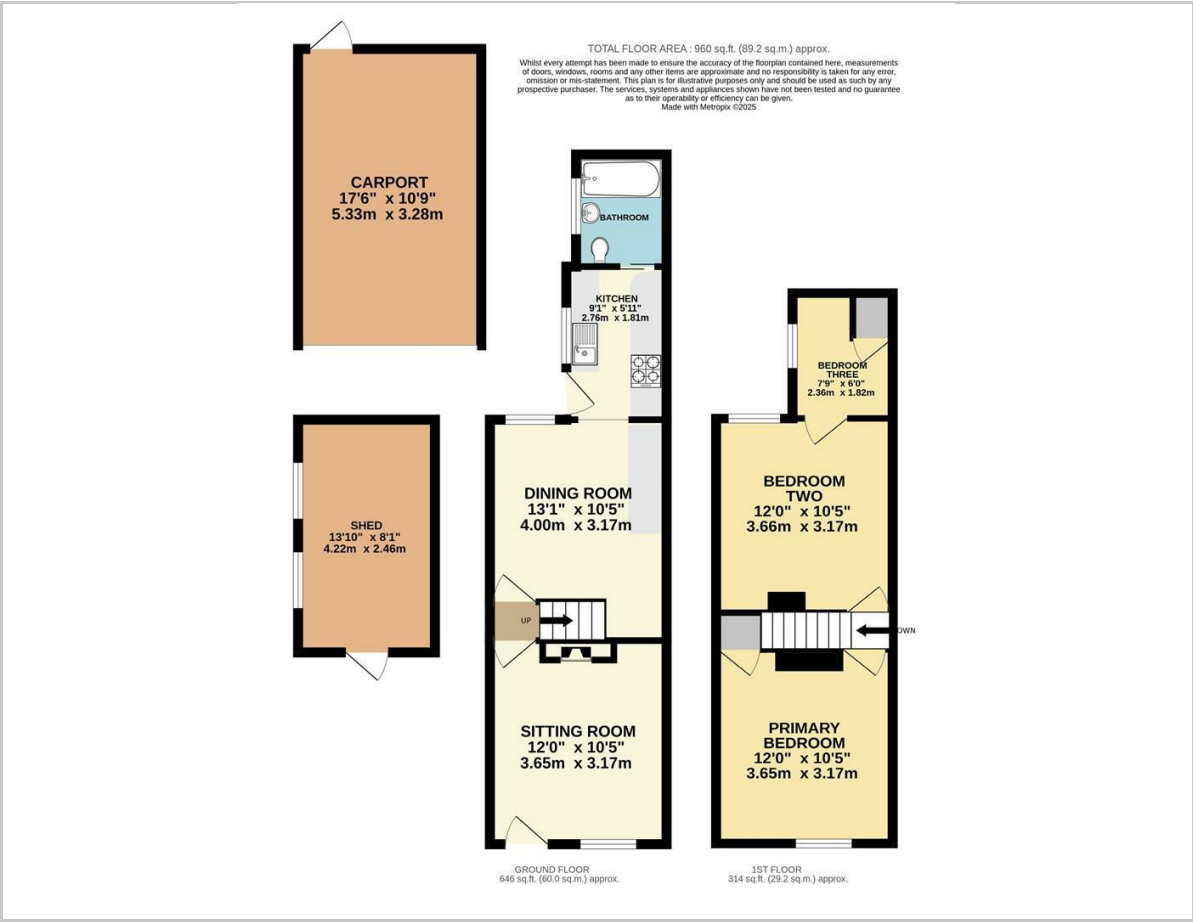
\* Broadband: Ultrafast 10000mpbs

\* Mobile: EE, THREE, VODAFONE, 02 ALL LIKELY

\* 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

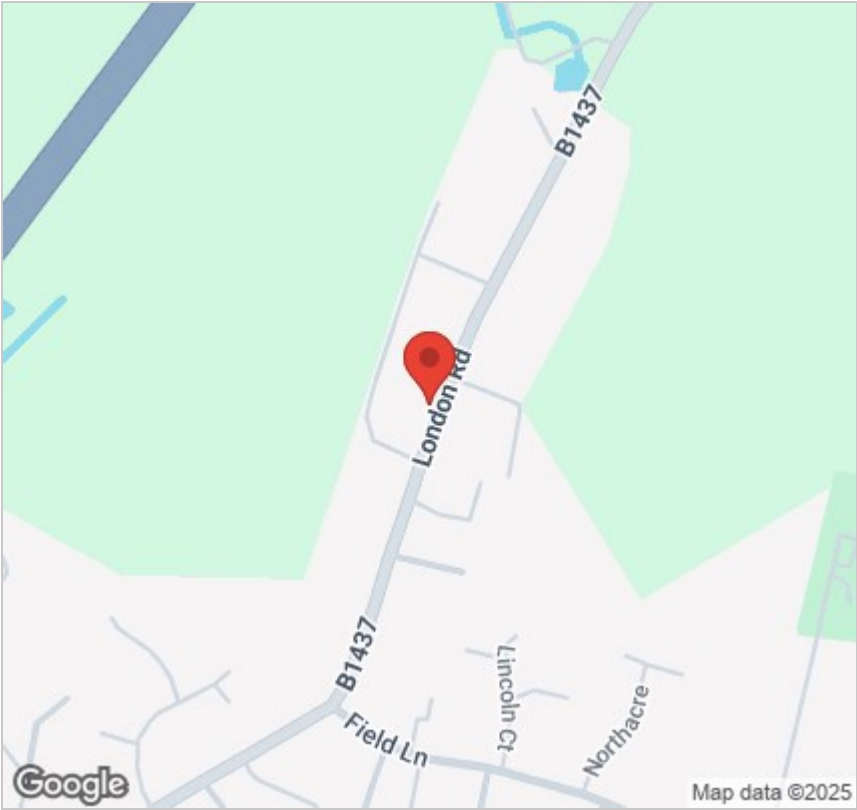


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

