



12 Westland Road, Lowestoft

Guide Price £240,000



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Lowestoft, Lowestoft

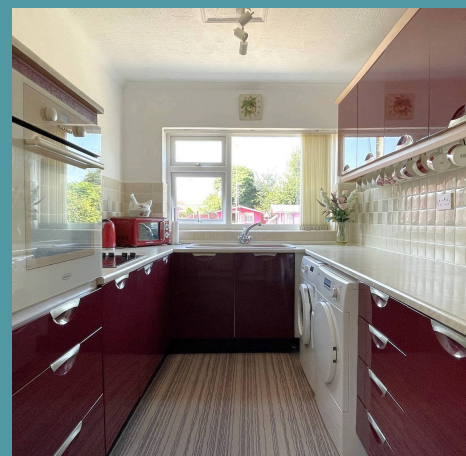
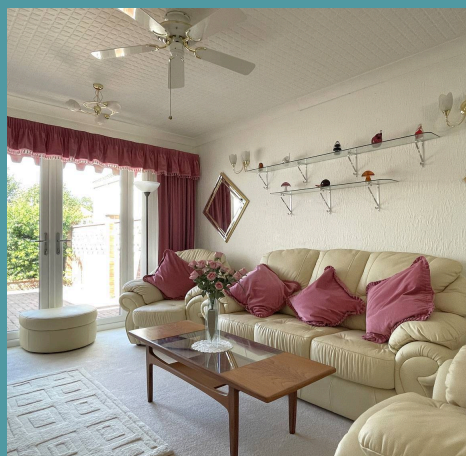
GUIDE PRICE £240,000-£250,000 This semi-detached bungalow presents an enviable opportunity for those seeking a comfortable living space in a desirable location. With its well-appointed features, spacious layout, and convenient amenities, this property is sure to capture the attention of those looking for a single-level living. Don't miss the chance to acquire this home and experience all it has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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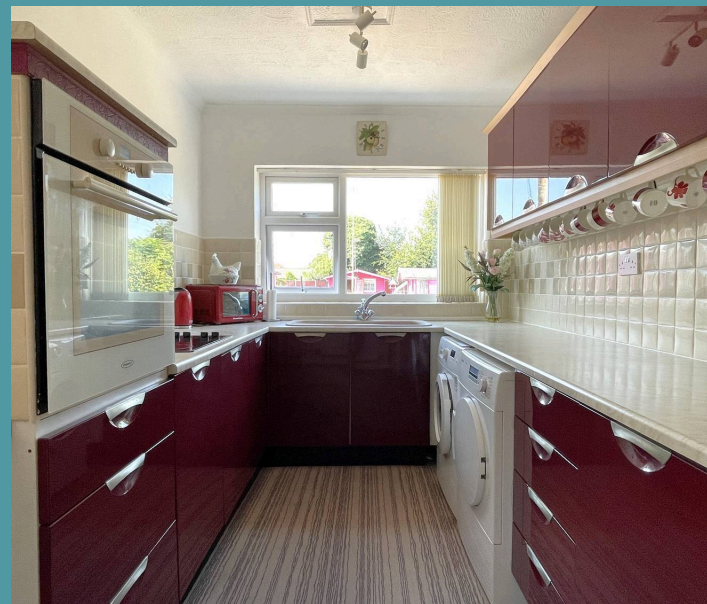
### LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.

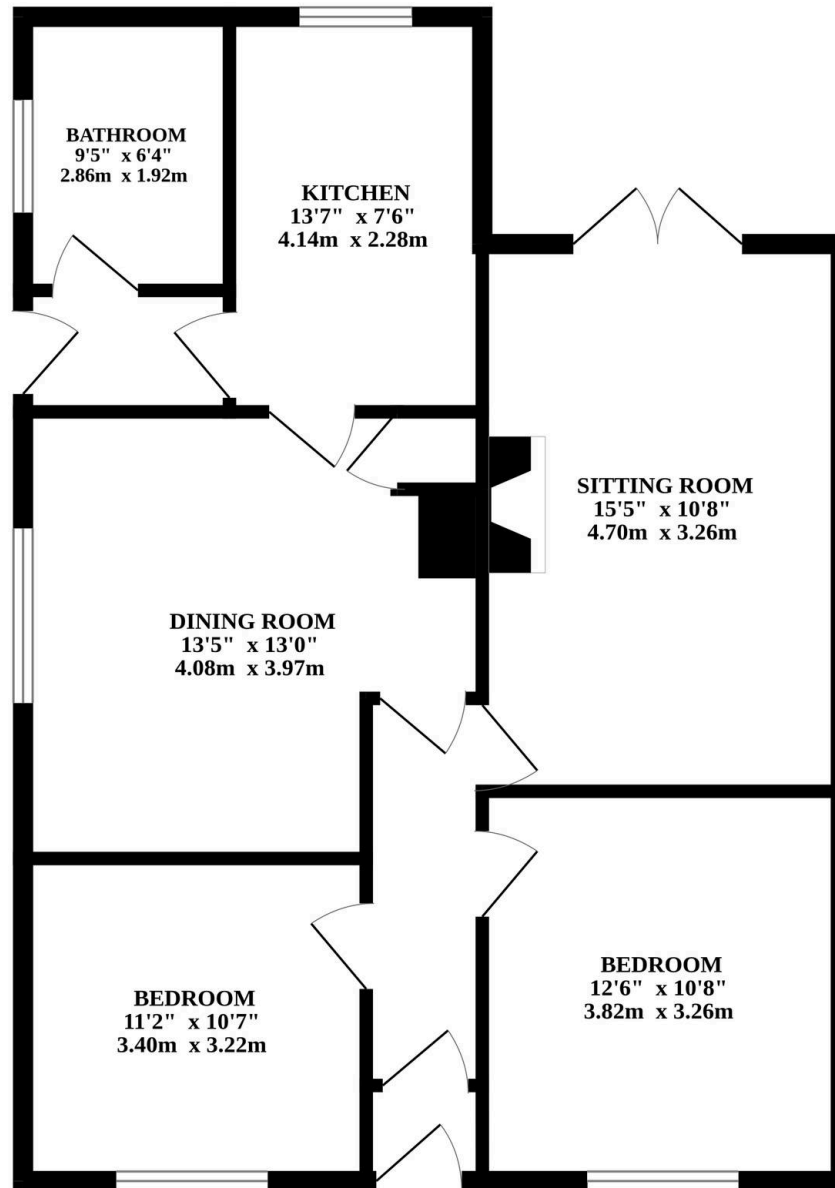
### WESTLAND ROAD

Upon entering this residence, you are greeted by a comfortable sitting room, providing an inviting atmosphere for relaxation and entertainment. The dining room offers a welcoming space for family gatherings, creating a warm and inclusive environment for sharing meals and creating lasting memories.

The high gloss kitchen features modern fixtures and fittings, offering ample storage and counter-top space for meal preparation. The property also



GROUND FLOOR



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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