



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

Investors Buyers Only This property is being sold with the current tenants in situ. Spacious 3 separate bedrooms off landing family home, currently providing a Rental Yield of 6.55%.

Norwich Road
Lowestoft NR32 2BW

£110,000

- * Investment Buyers Only
- * 3 Separate Bedrooms
- * Lounge/Dining Room

- * Modern Kitchen & Bathroom
- * Gas Heating To Radiators
- * Low Maintenance Rear Garden



ACCOMMODATION

Front Door To:

Lounge/Dining Room 25' 2" x 11' 6" (7.67m x 3.51m)

Double aspect room with double glazed window to front and rear, under stairs storage cupboard, radiator, cupboard housing electric meter and fuse box, dado rail, textured ceiling

Modern Kitchen: 12' 4" x 5' 10" (3.75m x 1.78m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, electric cooker point, room for fridge/freezer, part tiled walls, double glazed window, textured ceiling

Rear Lobby/Utility Area:

Space and plumbing for washing machine, vent for tumble dryer, part tiled walls, cupboard housing boiler for gas heating to radiator and domestic hot water, door to:

Modern Bathroom:

Modern white suite comprising: Panel enclosed bath, low level W.C, pedestal wash hand basin, radiator/heated towel rail, double glazed window, part tiled walls, textured ceiling

Stairs To First Floor Landing:

Dado rail, textured ceiling

Bedroom 1: 13' 11" x 8' 7" (4.25m x 2.62m)

Double glazed window to rear, radiator, loft access, textured ceiling

Bedroom 2: 10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed window to front, radiator, textured ceiling

Bedroom 3: 12' 3" x 6' 2" (3.73m x 1.89m)

Double glazed window, radiator, textured ceiling

Outside:

Enclosed front garden with brick retaining wall, path, shale area

Rear Garden:

Patio area with gated rear access

Tenure: Freehold
Council Tax Band: A
EPC: C69



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