



## 100 Seago Street

Lowestoft, NR32 2DT

£135,000



Aldreds are delighted to offer this very well presented 3 bedroomed property situated in this very desirable North Lowestoft location. This superb family home benefits from being recently redecorated throughout with new fitted floor coverings included in the asking price. There is gas fired central heating fired by a modern combination boiler and all windows are Upvc sealed unit double glazed. The versatile accommodation includes 2 reception rooms, spacious fitted kitchen and a ground floor fitted bathroom and to the first floor you have 3 good size bedrooms. Within walking distance of all local amenities including easy access to the award winning Lowestoft beaches. Presented to an excellent standard. Early viewing is strongly recommended. this property is really in turnkey and move in condition. Outstanding value for money.



### Entrance Porch

Fitted entrance carpet, Upvc entrance door.

### Lounge 14'0" x 11'1" (4.28 x 3.40)

Laminate flooring, Upvc window, power points, radiator, open fireplace, T.V point.

### Inner Hallway

Laminate flooring, stairs off to the first floor.

### Dining Room 11'5" x 11'2" (3.50 x 3.42)

Laminate flooring., Upvc window, radiator, power points, open fireplace, full length under stair storage cupboard.

### Kitchen 14'7" x 6'4" (4.45 x 1.95)

Laminate floor tiles, range of fitted kitchen units, extended work surfaces, in built stainless steel oven with matching four burner gas hob, stainless steel sink with double draining board, tiled splash backs, heated towel rail, Upvc window, wall mounted energy efficient combination boiler, Upvc door leading to rear garden, extraction cooker hood, recess for white goods including plumbing for washing machine.

### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, half tiled walls, radiator, Upvc window.

### First Floor

Small landing with fitted carpet, power points.

### Bedroom 1 11'9" x 11'2" (3.6 x 3.42)

Fitted carpet, Upvc window, power points, radiator, full length fitted cupboard, further full length cupboard/wardrobe.

### Bedroom 2 10'11" x 11'2" (3.34 x 3.42)

Fitted carpet, double width wardrobe, power points, radiator, Upvc window, T.V point. door to:-

### Bedroom 3 13'10" x 6'2" (4.24 x 1.89)

Fitted carpet, power points, Upvc window, radiator, full length storage cupboard/wardrobe.

### Tenure And Services

Freehold

Mains Gas Electric Water & Drainage

Council Tax Band - A

### Outside To The Front.

There is an enclosed front garden with footpath to front door.

### Outside To The Rear

There is a courtyard garden fully enclosed by high brick walls, timber and felt storage shed, providing ample space for outside dining table and chairs.

### Disclaimer

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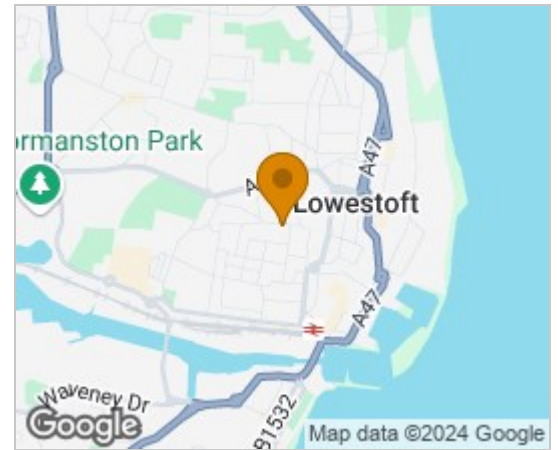
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## Area Map



## Floor Plans



## Energy Efficiency Graph

