

Aldreds
Estate Agents



80 Beaconsfield Road
, Lowestoft, NR33 0RH
Asking Price £165,000



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*** LARGE DOUBLE BAY FRONTED FAMILY HOME *** OPEN PLAN LOUNGE DINER * OPEN PLAN KITCHEN DINER * 3 SEPARATE BEDROOMS * GROUND FLOOR BATHROOM * FIRST FLOOR WC * SHORT WALK TO THE BEACH * OUTSTANDING VALUE FOR MONEY * EARLY VIEWING ADVISED *

Aldreds are pleased to offer this large Victorian family home with 3 separate bedrooms situated in this very desirable South Lowestoft Location within a short walk of the South Lowestoft beach. There are the benefits of a spacious versatile accommodation, enclosed courtyard garden, gas fired central heating & Upvc Double Glazing. Set at a realistic asking price. Viewing strongly advised.

Entrance Hall

With timber effect vinyl flooring, radiator, uPVC entrance door.

Lounge

13'6" x 12'7" (4.11 x 3.84 (4.12 x 3.83))

Fitted carpet, coved ceiling, uPVC walk-in bay window, power points, wide opening leading to dining room.

Dining Room

12'8" x 13'5" (3.86 x 4.09)

Fitted carpet, coved ceiling, uPVC window, power points, wide opening leading to the lounge.

Kitchen

14'0" x 9'3" (4.27 x 2.82)

Vinyl flooring, a range of fitted kitchen units, extended roll top work surfaces, tiled splash backs, double stainless steel sink with single drainer, modern wall mounted combination boiler, recess for all white goods, space for dining table and chairs.

Utility Room

Vinyl flooring, recess and plumbing for washing machine, uPVC doors leading to rear garden, radiator.





Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a shower set over a paneled bath, low level WC, pedestal sink, fully tiled walls, extractor fan, uPVC window and radiator.

First Floor

Full sized split level galleried landing with fitted carpet.

Bedroom 1

12'8" x 14'9" (3.86 x 4.50)

Fitted carpet, uPVC walk-in bay window, coved ceiling, two fitted wardrobes, radiator, powerpoints.

Bedroom 2

10'9" x 12'6" (3.28 x 3.81)

Fitted carpet, coved ceiling, uPVC window, radiator, powerpoints.

Bedroom 3

10'0" x 9'2" (3.05 x 2.79 (3.06 x 2.80))

Fitted carpet, coved ceiling, radiator, powerpoints, uPVC window, full length storage cupboard.

First Floor WC

Vinyl flooring, low level WC, wall mounted sink.

Outside to the Front

Enclosed front garden with footpath to front door.

Outside to the Rear

Enclosed courtyard garden providing ample outside space for dining table and chairs, timber and felt garden shed, pedestrian rear access. All enclosed by high level brick walls.

Tenure And Services

Council Tax Band - A

Mains Gas Electric Water And Drains

Freehold



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

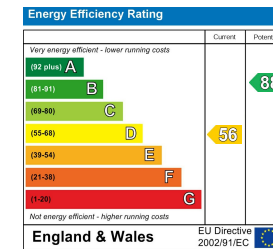
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Area Map



Energy Efficiency Graph



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