

Aldreds
Estate Agents



26 St Edmunds Crescent
Kessingland, Lowestoft, NR33 7PT
Offers Over £190,000



26 St Edmunds Crescent

Kessingland, Lowestoft, NR33 7PT

Aldreds are delighted to offer this spacious 3 bedroomed family home situated in this very desirable Kessingland location being within walking distance of all Kessingland amenities including the beach and seafront, The spacious accommodation includes a wide entrance hall, lounge, dining room which has an opening leading to the open plan kitchen, utility room and ground floor W.C. On the first floor there is a wide galleried landing, 3 separate bedrooms, family bathroom and separate W.C. To the outside front there is a generous frontage which would provide the potential to convert a front drive way if required and to the rear there is a sizeable lawned garden. The property would benefit some cosmetic updating but offers outstanding value for money and early viewing is strongly recommended.

Entrance Hall

Fitted carpet, Upvc entrance door, stairs off to first floor.

Lounge

11'4" x 15'2" (3.46 x 4.64)

Coved ceiling, feature fireplace, radiator, Upvc window, power points, T.V point.

Dining Room

9'5" x 12'10" (2.88 x 3.93)

Coved ceiling, power points, Upvc window, radiator, T.V point, wide opening leading to open plan kitchen.

Kitchen

8'10" x 10'0" (2.7 x 3.06)

Tiled effect vinyl flooring, full range of fitted kitchen units, extended work surfaces, double stainless steel sink, tiled splash backs, Upvc window, recess for white goods, electric cooker point, power points, wide opening leading to the dining room.

Rear Lobby

Fitted carpet, door leading out to the rear garden, full length walk in storage cupboard.

Utility Room

Vinyl flooring, Upvc window, recess for white goods including plumbing for washing machine, roll top work surface with tiled splash backs, modern energy efficient combination gas boiler.

Ground Floor W.C

Vinyl flooring, low level W.C.

First Floor

Wide central galleried landing with fitted carpet, coved ceiling, radiator, Upvc window, loft access leading to insulated loft space.





Bedroom 1

15'3" x 11'0" (4.65 x 3.36)

Coved ceiling, Upvc window, power points, radiator, full length storage/airing cupboard, full length wardrobe.

Bedroom 2

13'1" x 10'0" (4.01 x 3.05)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length fitted wardrobe.

Bedroom 3

8'4" x 10'0" (2.56 x 3.07)

Fitted carpet, coved ceiling, power points, radiator, Upvc window.

Family Bathroom

Parquet style timber flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, Upvc window, fully tiled walls, radiator.

Separate W.C

Parquet style timber flooring, low level W.C, Upvc window.



Tenure And Services

Freehold
Council Tax

Tenure And Services

Council Tax Band - A
Freehold
Mains Electric Gas Drains And Water

Outside To The Front

There is a lawned garden enclosed by low level fencing, concrete footpath leading to front door, potential for double width driveway subject to the appropriate planning permission.

Outside To The Rear

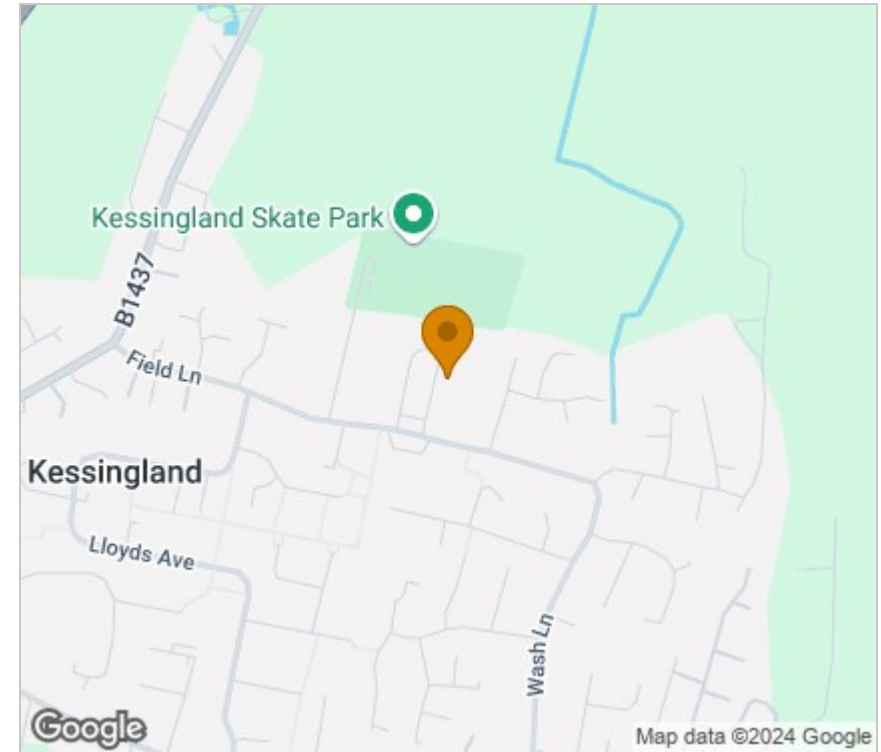
There is a sizeable lawned, enclosed garden and concrete area with brick built outbuilding, further to the rear there is a pedestrian rear access which leads across to a further lawned garden with timber and felt shed, greenhouse, enclosed by high shrubs and low level fencing.



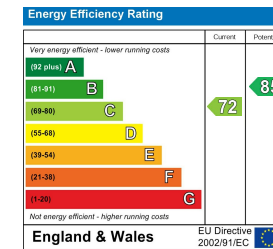
Floor Plan



Area Map



Energy Efficiency Graph



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA