



35 Mylodon Road

Lowestoft, NR32 4BJ

Asking Price £190,000



Aldreds are delighted to offer this modern 2 bedroomed bungalow situated in this very convenient North Lowestoft location being within walking distance of all local amenities. The property accommodation comprises of a wide entrance porch leading in to an entrance hall, spacious lounge, fitted kitchen, conservatory, 2 double bedrooms and a family bathroom. There are also the benefits of central heating and Upvc windows. Set at an affordable asking price would be ideal as a retirement home. Early viewing recommended.



Entrance Porch

Brick weave flooring, Upvc entrance door, full length walk in storage cupboard which houses the modern energy efficient combination boiler.

Wide Entrance Hall

Laminate flooring, 2 x full length storage cupboard, radiator, power points.

Lounge 12'1" x 16'11" (3.7 x 5.18)

Laminate flooring, power points, radiator, T.V point, Upvc door leading to conservatory.

Kitchen 12'1" x 7'10" (3.7 x 2.4)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, tiled splash backs, extraction cooker hood, Upvc window, power points, radiator.

Conservatory 8'4" x 11'11" (2.56 x 3.65)

Ceramic tiled flooring, large aspect Upvc windows, patio doors leading out to the rear garden, poly carbonate roof.

Bedroom 1 11'8" x 10'5" (3.56 x 3.19)

Fitted carpet, radiator, power points, Upvc window, full length built in wardrobe with sliding mirror doors.

Bedroom 2 6'11" x 12'10" (2.11 x 3.92)

Fitted carpet, Upvc window, power points, radiator.

Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, wall mounted sink, low level W.C, radiator, Upvc window, part tiled walls, extractor fan.

Tenure And Services

Freehold

Mains Electric Gas Drains And Water

Council Tax Band - A

Outside To The Front

There is an open plan front garden with footpath leading to front door.

Outside To The Rear

There is a fully enclosed garden, timber and felt garden shed, all enclosed by high fencing and brick walls with pedestrian rear access.

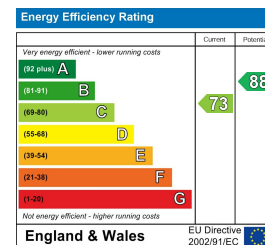
Area Map



Floor Plans



Energy Efficiency Graph



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