



**Aldreds**  
Estate Agents

70 Milton Road West  
Lowestoft, NR32 1SA  
Offers Over £100,000



## 70 Milton Road West

Lowestoft, NR32 1SA

Aldreds are delighted to offer this very well presented 3 separate bedroomed property situated in this very convenient North Lowestoft location being within walking distance of the town centre and Lowestoft beaches. This property offers outstanding value for money and is presented to a good standard throughout. The versatile accommodation includes 2 reception rooms, fitted kitchen, ground floor bathroom. To the first floor there is a galleried landing with 3 separate bedrooms leading off with 2 bedrooms on the first floor and 1 bedroom on the second floor. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors. Set at this realistic asking price, early viewing is strongly advised. This would be an ideal buy to let property or first time purchase.

### Lounge

11'3" x 10'9" (3.43 x 3.28)

Laminate flooring, Upvc window, Upvc entrance door, power points, radiator, feature brick fireplace, wide opening leading to the dining room.

### Dining Room

13'1" x 10'11" (4.00 x 3.35)

Laminate flooring, Upvc window, power points, radiator, closed staircase leading off to the first floor.

### Kitchen

15'2" x 5'10" (4.63 x 1.8)

Vinyl flooring, range of fitted kitchen units, extended work surfaces, power points, stainless steel sink with single drainer, Upvc window, electric cooker point, stainless steel splash back, recess for white goods including plumbing for washing machine, Upvc door leading to rear garden.

### Family Bathroom

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

### First Floor

Galleried landing, fitted carpet, 3 separate bedrooms leading off.





### Bedroom 1

11'2" x 10'8" (3.42 x 3.27)

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

### Bedroom 2

8'8" x 10'11" (2.65 x 3.33)

Fitted carpet, Upvc window, radiator, power points.

### Second Floor

### Bedroom 3

10'8" x 13'2" (3.27 x 4.023)

Laminate flooring, velux window, power points, radiator.

### Tenure And Services

Council Tax Band - A

Mains Water Gas Electric And Drains

Freehold

### Outside To The Front

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

### Outside To The Rear

There is an enclosed courtyard garden providing ample space for outside dining. there is also a brick building which is used as a utility area which has plumbing for washing machine and recess for tumble dryer.



## Floor Plan



## Viewing

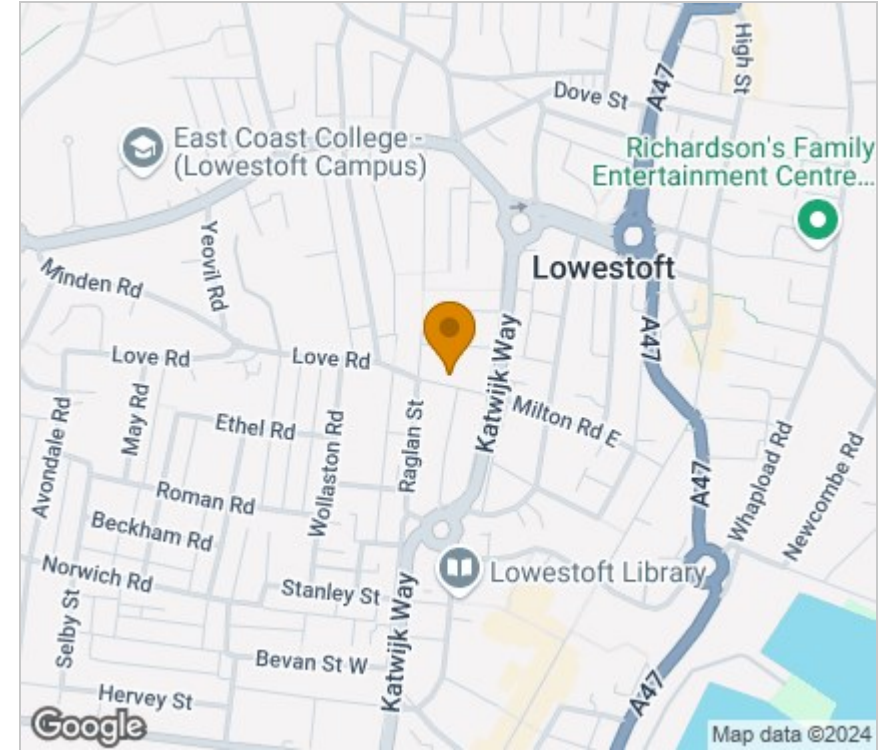
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

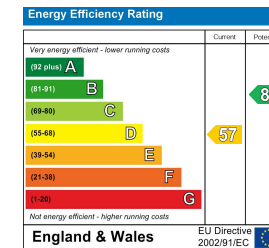
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## Area Map



## Energy Efficiency Graph



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