



Aldreds
Estate Agents

8 Hill Road

Lowestoft, NR32 2HR

Asking Price £155,000



8 Hill Road

Lowestoft, NR32 2HR

Aldreds are delighted to offer this spacious 3 bedroomed semi detached family home situated in this desirable North Lowestoft location being within walking distance of local amenities. the versatile spacious accommodation includes an entrance hall, front to back living room, open plan kitchen/diner, ground floor bathroom and W.C. To the first floor there are 3 separate bedrooms leading off a central landing. To the front of the property there is a spacious front garden giving potential for off road parking for 2 plus vehicles and to the rear there is approximately a 65ft long lawned garden with patio seating area. There are also the benefits of gas fired central heating and the majority of the windows are Upvc double glazed. This property does require some updating and re-decoration works but offers exceptional value for money. An early viewing is strongly advised.

Wide Entrance Hall

Fitted carpet, galleried staircase off to the first floor, radiator, Upvc window, under stair recess for storage.

Lounge

11'4" x 16'11" (3.46 x 5.18)

Fitted carpet, coved ceiling, power points, double aspect Upvc windows, radiator, brick fireplace with open fire.

L-Shaped Kitchen/Diner

11'4" x 12'5" (max) (3.47 x 3.8 (max))

Vinyl tiled flooring, range of fitted kitchen units, roll top work surfaces, stainless steel sink with single drainer, tiled splash backs, power points, recess for white goods, ample space for family size dining table and chairs, radiator, door leading to the rear porchway.

Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, vanity sink unit, separate W.C, fully tiled walls, wall mounted heater.





Rear Porchway

ceramic tiled flooring, door leading to the rear garden.

First Floor

Full size landing with 3 separate bedrooms leading off, Upvc window, full length storage cupboard.

Bedroom 1

11'4" x 13'5" (3.47 x 4.09)

Fitted carpet, Upvc window, radiator, power points, range of fitted wardrobes.

Bedroom 2

10'10" x 9'7" (3.31 x 2.93)

Fitted carpet, Upvc window, power points, radiator, airing cupboard.

Bedroom 3

11'3" x 6'0" (3.45 x 1.83)

Fitted carpet, Upvc window, power points, radiator.

Tenure And Services

Freehold

Mains Gas Electric Water Drains

Freehold

Outside To The Front

There is a spacious garden which has the potential for a driveway conversion. Its laid to lawn, range of flower and shrub borders, enclosed by low level brick walls.

Outside To The Rear

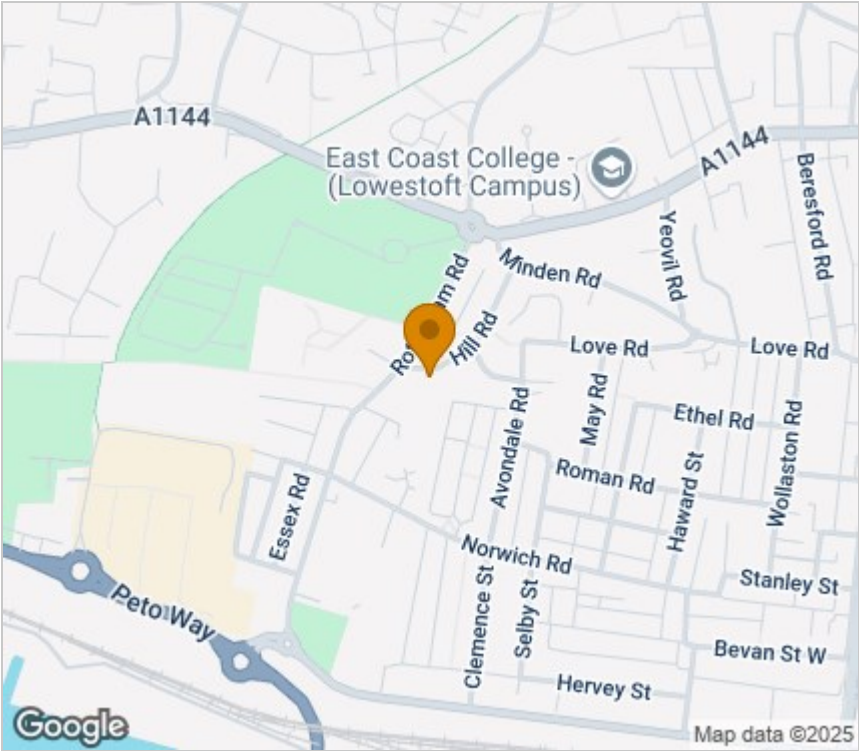
There is a long spacious lawned garden with a range of flowers and shrubs, timber out buildings, concrete patio seating area which is all enclosed by high fencing with a private side and rear aspect.



Floor Plan



Area Map



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.

Energy Efficiency Graph

