

Aldreds
Estate Agents



Tara, Church Lane Camps Heath

Camps Heath, Lowestoft, NR32 5DP

Offers Invited £325,000



Tara, Church Lane

Camps Heath, Lowestoft, NR32 5DP

Aldreds are delighted to offer this 3 bedroomed semi detached property situated in this very desirable Camps Heath village location being situated in 0.15 acres (STP) of garden land backing on to open horse fields. The property is situated in such a position that offers great potential to develop or extend subject to the appropriate planning permission. The accommodation includes a wide entrance hall, spacious lounge, modern fitted kitchen/Breakfast Room, ground floor bathroom and ground floor bedroom. To the first floor there is a central landing and 2 further double bedrooms. To the outside front there is a driveway which leads to an integral garage and a further garden to the side which offers potential for a side extension. A fantastic lawned rear garden backing on to open fields. Properties in this village location rarely become available and has great potential. An early viewing is strongly recommended.

Wide Entrance Hall

Fitted carpet, radiator, power points, galleried staircase off to the first floor, under stair storage cupboard, plus an under stair recess, Upvc entrance door.

Lounge

11'4" x 14'10" (3.47 x 4.53)

Fitted carpet, coved ceiling, fireplace with living flame electric fire, large aspect Upvc windows, Upvc patio door leading out to the raised patio seating area. T.V points, radiator, power points.

Kitchen

10'7" x 9'4" (3.25 x 2.85)

Timber effect vinyl flooring, range of modern fitted kitchen units with extended work surfaces, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, power points, aqua board splash backs, space for a breakfast table and chairs, Upvc window and Upvc door leading to the lean to conservatory.

Bedroom 3

10'0" x 7'0" (3.07 x 2.15)

Fitted carpet, Upvc window, radiator, power points.





Family Bathroom

Timber effect vinyl flooring, bathroom suite comprising of a low level W.C, panel bath, pedestal sink, part tiled walls, Upvc window, radiator, towel rail.

First Floor

Central landing with fitted carpet, full length storage cupboard.

Bedroom 1

11'2" x 13'6" (3.42 x 4.14)

Fitted carpet, Upvc window, power points, radiator, eaves storage cupboard.

Bedroom 2

9'1" x 13'4" (2.79 x 4.08)

Fitted carpet, Upvc window, power points, radiator, eaves storage cupboard.

Outside To The Front

There is a large frontage with driveway providing off road parking, enclosed by low level hedging and laid to ornamental bark and stone. There is a further side garden and beautiful rear lawned garden backing on to open horse fields. Total plot size 0.15 acres (STMS)

Ref: L2291/02/25



Floor Plan

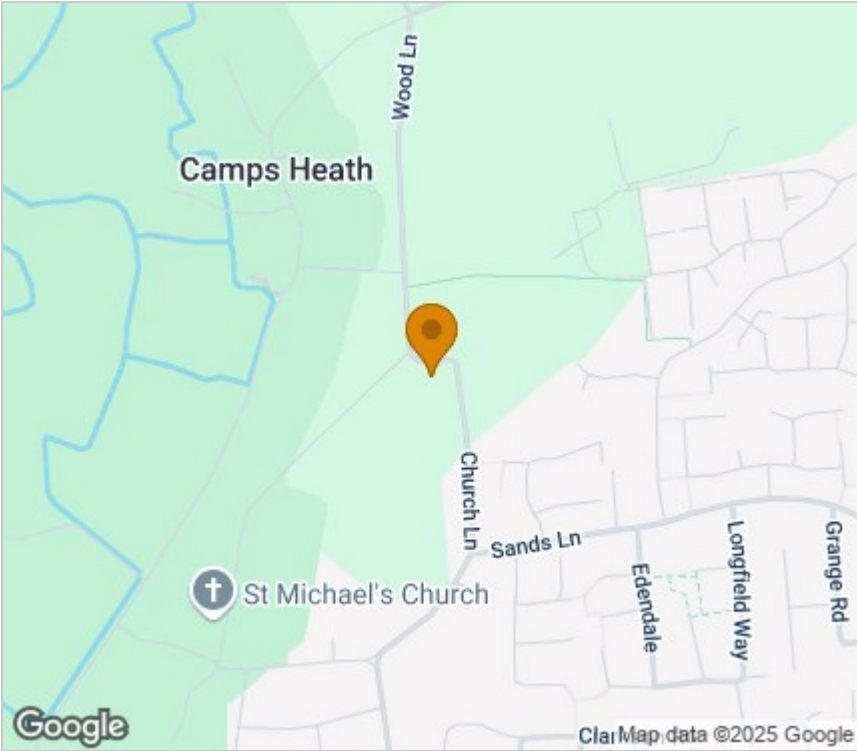


Viewing

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
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.

Area Map



Energy Efficiency Graph

