



22 Windsor Road  
Lowestoft, NR33 0BP

Offers Over £240,000





# 22 Windsor Road

Lowestoft, NR33 0BP

Offers Over £240,000



## Wide Entrance Hall

Solid wood flooring, galleried staircase off to the first floor, under stair storage cupboard, sealed unit double glazed entrance door, original central cornice.

## Lounge

15'10" x 14'2" (4.84m x 4.32m )

Solid wood flooring, original covings, sealed unit double glazed bay window with made to measure window shutters, cast iron open fire place with tiled hearth and timber surround, power points, T.V point, modern electric radiator.

## Dining Room/Sitting Room

15'9" x 12'0" (4.81 x 3.67 )

Laminate flooring, flat plastered and coved ceiling, power points, modern electric radiator, cast iron wood burner, power points, Upvc patio doors leading to the rear garden.

## Kitchen/Diner

15'2" x 12'8" (4.64 x 3.88)

Luxury Vinyl Flooring, full range of quality modern fitted kitchen units, solid timber extended work surfaces, tiled splash backs, ceramic butler style ceramic sink with single drainer, double aspect Upvc windows, Upvc door leading to rear garden, recess for all white goods including plumbing for washing machine & dishwasher, range cooker space with double width extraction cooker hood, modern electric radiator, flat plastered ceiling with inset spot lighting.

## First Floor

Full sized split level galleried landing, power points, flat plastered ceiling, stairs leading off to the second floor, full length storage cupboard.

## Bedroom 1

13'5" x 13'10" (4.11 x 4.24 )

Fitted carpet, walk in Upvc bay window with made to measure window shutters, power points, modern electric radiator.

## Bedroom 2

14'4" x 11'8" (4.37 x 3.58)

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

## Bedroom 3

11'10" x 12'11" (3.61 x 3.95)

Fitted carpet, flat plastered ceiling, modern electric radiator, power points, Upvc windows.

## Family Bathroom

Ceramic tiled flooring, modern bathroom suite comprising oversized bath with shower over enclosed by curved glass screen, vanity sink unit, low level W.C, fully tiled walls, extractor fan, Upvc window, modern electric radiator.

## Shower Room

Ceramic tiled flooring, shower suite comprising of a double width shower cubicle, aqua board splash backs, low level W.C, wall mounted sink, spot lighting, extractor fan.

### Bedroom 4

10'9" x 7'6" (3.28 x 2.29)

Fitted carpet, coved ceiling, made to measure window shutters, power points, modern electric radiator.

### Second Floor

Full sized landing, Upvc windows.

### Study/Office

8'8" x 10'4" (2.65 x 3.17)

Fitted carpet, modern electric radiator, inset spot lighting, eaves storage cupboard.

### Bedroom 5

10'9" x 11'5" (3.29 x 3.48)

Fitted carpet, inset spot lighting, power points, modern electric radiator, full length fitted cupboard.

### Services & Tenure

Council Tax Band - B

Freehold

Mains Gas Electricity & Drainage

### Outside To The Rear

There is a beautifully presented courtyard garden providing ample space for outside dining, laid to patio stone, all enclosed by high walls and a timber gate.

### Outside To The Front

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





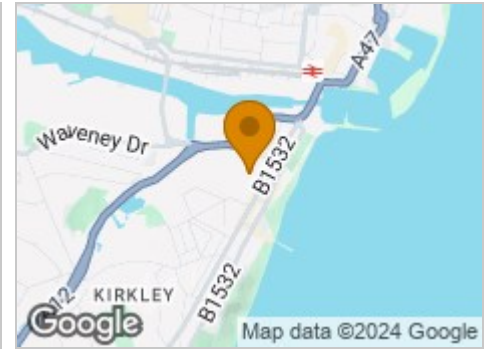
## Road Map



## Hybrid Map



## Terrain Map



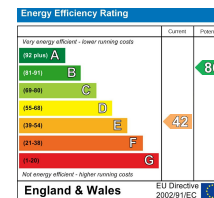
## Floor Plan



## 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.

## 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