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Lowestoft 01502 733399

Gorleston 01493 658854

£300,000



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272 London Road South Lowestoft, NR33 0BG

- SIX BEDROOMS
- MAGNIFICENT TOWN HOUSE
- CLOSE TO BEACH
- SOUGHT AFER LOCATION
- BASEMENT ROOMS
- LUXURY BATHROOM
- OVER 1,900 sq ft of LIVING
- EXCELLENTLY PRESENTED
- PARKING TO REAR
- POTENTIAL AIRBnB or HMO

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the part-glazed front door into the Hallway of your magnificent new home. There's a fitted carpet, radiator and flat ceilings with inset spotlights. Your carpet staircase leads up to all first and second floor rooms and doors lead off to your Kitchen, Dining Room and ...

Lounge 3.85m x 4.93m (12' 8" x 16' 2") into bay

Your huge bay features double glazed sash windows, there's a fireplace, fitted carpet and radiator.

Dining Room 3.60m x 3.50m (11' 10" x 11' 6")

Located centrally, your Dining Room features a double-glazed sash window to rear aspect views, fitted carpet, radiator and fireplace.

Kitchen 5.45m x 2.70m (17' 11" x 8' 10") max

Your contemporary Kitchen features a range of base and wall units fitted to two walls complete with cream shaker style doors and drawers with a butcher's block style worktop over. Appliances include a fridge freezer, dishwasher and space is provided for your range cooker and there's a cooker hood over. A double-glazed window is located above your stainless steel sink and drainer, there's a radiator and laminate flooring and a door leads you down to your Basement. An opening leads you to your ...

Rear Lobby / Utility Room

Bosch automatic washing machine and tumble dryer are included and door to back garden.

Cloakroom WC 1.72m x 1.57m (5' 8" x 5' 2")

Essential for the family is the downstairs loo! A suite comprises of a pedestal sink, low level WC, there's an opaque uPVC sealed unit double glazed window, radiator and tiled floor.

BASEMENT

Basement Room 3.57m x 2.10m (11' 9" x 6' 11")

Excellent storage or somewhere to keep your wine selection.

Basement Room 2.78m x 1.58m (9' 1" x 5' 2")

Great storage.

FIRST FLOOR

Landing

At the top of the first flight of carpeted stairs, your Landing, access to three of the six Bedrooms and Bathroom.

Bedroom 1 3.66m x 4.93m (12' x 16' 2") into bay

Your super bay fronted Master Bedroom features double glazed sash windows to front aspect, a fitted carpet, radiator and fireplace.

Bedroom 2 3.60m x 3.50m (11' 10" x 11' 6")

Bedroom 2 also features a fitted carpet, radiator and window to rear Garden views.

Bedroom 6 2.81m x 2.10m (9' 3" x 6' 11")

Ideal as a nursery or home office.

Family Bathroom 4.47m x 2.65m (14' 8" x 8' 8")

Wallow in luxury in your beautiful Bathroom. There's beautiful suite comprising of a centre tap bathtub, corner shower cubicle, low level WC and two side-by-side vanity sinks. Two opaque double-glazed windows allow an abundance of daylight, there's a radiator and tiled floor. Also, where else would you find a feature fireplace in a Bathroom?

SECOND FLOOR

Landing

On the top floor, a 'Velux' rooflight beams light through, there's a fitted carpet, storage cupboard and doors to Bedrooms.

Bedroom 3 3.70m x 3.50m (12' 2" x 11' 6")

Located at the rear part of the house with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 4 4.13m x 3.32m (13' 7" x 10' 11").

Located at the front part of the house with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 5 3.00m x 2.00m (9' 10" x 6' 7")

Another smaller sized Bedroom with a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

Rear Garden & Driveway

The rear garden is very private and enclosed by wall and fence with a gate leading out to the rear access road. Your Garden has ample parking for up to three cars. Patio areas, perfect for a spot of alfresco dining.

COUNCIL TAX East Suffolk Council Band C

SUMMARY

If you are in the market for a larger style property with plenty of Bedrooms and located in a sought after neighbourhood, close to the beach, then look no further.

To view this super opportunity, call us now.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A MAGNIFICENT THREE STOREY SIX BEDROOM VICTORIAN TERRACE

OVER 1,900 sq ft of LIVING

We are delighted to be assisting with the sale of this super larger style family home in South Lowestoft. Your accommodation comprises of a bay fronted Lounge, Dining Room, Kitchen and cloakroom on the ground floor leading to two Basement Rooms. On the First Floor, three Bedrooms and stunning Bathroom while on the top floor another three Bedrooms. Complete with gas central heating and double glazed throughout, the property is in good decorative order and would make a stunning residence for the larger family or maybe a B&B or AirBnB opportunity. HMO Approved.

NO ONWARD CHAIN

LOCATION AND AMENITIES

The property is situated just south of Lowestoft in the thriving community of Kirkley. Situated on the A47 making the town of Lowestoft easily accessible and the commute to Ipswich/London on your doorstep. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is right across the road.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



LONDON ROAD SOUTH,

TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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