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lowestoft 01502 733399

Gorleston 01493 658854

£275,000



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86 Lowestoft Road Gorleston, NR31 6NB

- UNFINISHED RESTORATION PROJECT
- TOWN CENTRE AFTER LOCATION
- CONTEMPORARY KITCHEN DINER
- LARGE REAR GARDEN WITH WORKSHOP
- MANY NEW UPGRADES THROUGHOUT
- THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- SUBSTANTIAL EXTENDED
- GAS CENTRAL HEATING
- OVER 1,360 SQ FT OF LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.70m x 1.00m (5' 7" x 3' 3")

Enter through the new modern composite front door into your brand new Porch of your new project. There's a uPVC sealed unit double glazed window, a tiled floor and a door leading into the house. This is the perfect place to kick off your shoes and hang up your coat.

Lounge Diner 8.69m x 4.27m (28' 6" x 14') into bay

What a fantastic room this could be... loads of potential here. Measuring 31ft into the bay, this room is light and bright due to two uPVC sealed unit double glazed windows to side aspect and a huge bay to front. A door leads you into your staircase there's a handy storage cupboard under, a fireplace and a door leads you in to your ...

Kitchen Breakfast Room 7.89m x 2.52m (25' 11" x 8' 3")

Part of the project that has been completed is your superb Kitchen Breakfast Room. Freshly plastered to walls and ceiling and finished in pristine white, a range of base and wall units are fitted to two walls complete with modern contemporary 'shaker' style doors and drawers with a square edged worktops and breakfast bar over.

There's a polycarbonate one and a half bowl sink and drainer located under one of the two uPVC sealed unit double glazed windows attracting an abundance of natural daylight in, a new radiator, laminate flooring underfoot, inset spotlights and your combi boiler tucked away in a cupboard is located here also.

Ample space is provided for you tall fridge freezer and dishwasher, there's a cooker and contemporary extractor hood over. Your exterior back door leads you outside and anew internal door in to your ...

Utility Room 2.00m x 2.30m (6' 7" x 7' 7")

Keep all your domestic items out of the way in this super new Utility. The same kitchen units as the Kitchen are fitted to two walls, again with the square edge worktop over. A polycarbonate sink and drainer is located under a uPVC sealed unit double glazed window, there's plenty of space for your automatic washing machine and tumble dryer, laminate is laid underfoot and a new door to...

Shower Room 2.30m x 1.39m (7' 7" x 4' 7")

Essential for the family is the Downstairs Loo! As an added bonus, this one has a large walk-in shower cubicle too. This beautifully created Shower room also features an opaque uPVC sealed unit double glazed window, low level WC and pedestal sink. There's also a tall chrome heated towel rail radiator and laminate underfoot.

FIRST FLOOR

Landing

At the top of the stairs, your landing runs from front to back and features access to lofts and doors off to all Bedrooms and Bathroom.

Bedroom 1 4.91m x 3.30m (16' 1" x 10' 10")

Located at the front of the house, this huge Master features two uPVC sealed unit double glazed windows, radiator and over-stairs cupboard.

Bedroom 2 3.65m x 3.23m (12' x 10' 7")

Another good size double with a uPVC sealed unit double glazed window and radiator.

Bathroom 3.67m x 1.75m (12' x 5' 9")

A blank canvas to transform this into a luxury Bathroom. Opaque uPVC sealed unit double glazed window

Bedroom 3 4.23m x 2.73m (13' 11" x 8' 11")

The smallest of the three is still a good size double room with a uPVC sealed unit double glazed window.

OUTSIDE

Front Garden & Driveway

Plenty of parking both to front, side and rear.

Rear Garden Courtyard

Your rear Courtyard is laid to concrete and brickweave. Either keep as maintenance free or create your ideal garden, there's certainly plenty of space.

Workshop 7.45m x 6.06m (24' 5" x 19' 11")

At over 500 sq ft of space, this fabulous workshop is a fabulous space to create a Garage, home Gym, Office space or good old storage. Power and light is also included.

Council Tax

Band B

SUMMARY

If you are looking for a larger style property, close to all amenities and feel you can finish off this restoration to suit your own taste, then this is the one for you.

Many new upgrades have already happened, the Porch, new Kitchen, Utility and Shower Room extension are already done for you, just finish the Lounge and first floor and you'll have your dream home.

To view this superb opportunity, call me on the numbers on page one.

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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WHAT AN OPPORTUNITY | UNFINISHED RESTORATION PROJECT | READY FOR YOU TO COMPLETE

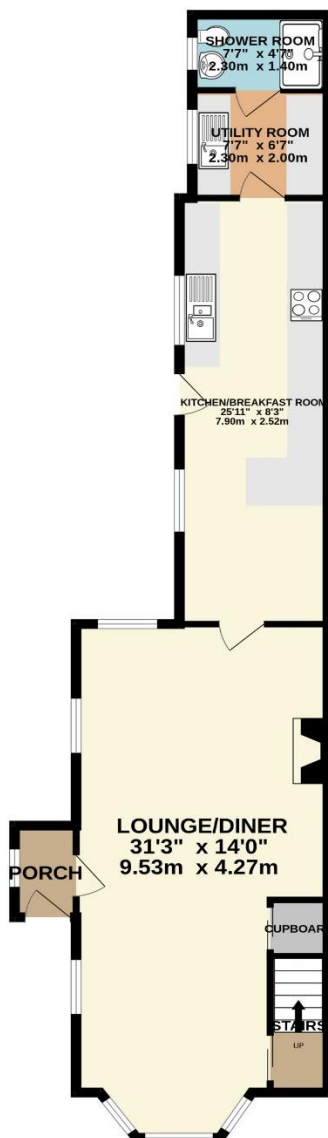
We are delighted to offer for sale this super larger style three Bedroom Victorian Semi located in Gorleston. Through the project requires finishing, many new upgrades have already been completed. Your accommodation comprises of a new Porch with modern composite door, 31ft bay fronted Lounge Diner, a new modern contemporary Kitchen Breakfast Room, new Utility Room and new Shower Room on the ground floor, while upstairs, three double Bedrooms and a Bathroom all off Landing requiring renovation. All this with the creature comforts of double glazing and gas central heating. Outside to the rear you have a large hard standing rear Garden and 7.5m x 6m Workshop.

MANY NEW UPGRADES | THIS COULD BE YOUR DREAM HOME | 1,361 SQ FT

LOCATION AND AMENITIES

Lowestoft Road is a residential neighbourhood leading into the seaside town of Gorleston. It is convenient for a range of amenities such as a local post office, pubs, good schools for all ages, supermarkets and the High Street of Gorleston-on-Sea with its range of shops, restaurants and the stunning sandy beach less than half a mile away. Only a short drive in either direction and you'll find yourself in the beautiful Norfolk or Suffolk countryside.

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



86 LOWESTOFT ROAD, GORLESTON

TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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