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£150,000



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7 Banner Court, Kirkley Cliff Road, Lowestoft, NR33 0DB

- BEAUTIFUL PERIOD APARTMENT
- OVER 800 sq ft of LIVING
- DOUBLE GLAZED THROUGHOUT
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SOUGHT AFTER COASTAL LOCATION
- EXCELLENTLY PRESENTED
- MANY VICTORIAN FEATURES

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

COMMUNAL ENTRANCE

Enter through the main door into the very attractive, clean and tidy communal Entrance Hall. A fresh carpet leads you to your very own front door.

Entrance Hall

The second you walk over the threshold into this beautiful family home you get that impression of the Victorian period and space. Fitted carpet is laid underfoot, there's a radiator, storage cupboard and doors lead you into all rooms.

Living Room 5.07m x 4.60m (16' 8" x 15' 1") narrowing to 4.30m

Your magnificent Living Room features tall ceilings, and a large bay features double glazing to front aspect. There's an 'Adams' style fireplace, a radiator and fitted carpet underfoot.

Kitchen 3.29m x 2.10m (10' 10" x 6' 11")

Across the Hall, your Kitchen features a range of base and wall units fitted to three walls complete with traditional 'ivory' coloured doors and drawers with a roll edge worktop over. Integrated appliances include a gas hob with extractor over, double eye level oven and grill, fridge and ample space and plumbing is provided for your automatic washing machine.

Your polycarbonate sink and drainer is located under your double-glazed window, and your back door leads you out to your rear Garden. There's a shed outside the back door with shelving and electrics for a tumble dryer or freezer. Ceramic tiling has been laid underfoot, inset spot lighting above and your recently installed combi boiler is also housed here.

Bedroom 2 3.37m x 2.91m (11' 1" x 9' 7")

Use this your Master if you like, a bank of built in wardrobes are featured, a double-glazed window overlooks your Garden, there's a radiator and fitted carpet.

Bathroom 2.82m x 1.40m (9' 3" x 4' 7")

A very fancy suite comprises of a large pedestal sink, panel bath with shower and glass screen over and low-level WC. Your walls are fully tiled in white, there's a heated towel rail, opaque double-glazed window and LVT flooring underfoot.

Dining Room / Master Bedroom 4.20m x 2.96m (13' 9" x 9' 9")

Located to the rear of your Apartment, this room could be used as a grand Bedroom, stunning Dining Room or even Home Office.

It features a large bay with French doors leading out to your private rear Garden. There's also a radiator and fitted carpet.

OUTSIDE

Front Garden and Driveway

A very imposing front aspect with allocated parking space right outside your Apartment.

Rear Garden

Your private west facing Rear Garden is accessed from a service road to rear and is enclosed by fence to all sides. Maintenance free patio has been laid, a perfect courtyard to sit out and enjoy.

There's also a personal door to your ...

Garage

An apartment with its own Garden and Garage, complete with power and light. Wow!

Council Tax

East Suffolk Band A

SUMMARY

If you dream of living by the sea in a beautiful period property, living on one level and benefitting from a Garden, then this could be the one for you.

Beautifully presented with many original features and some modern upgrades.

To view this magnificent property call us now on the numbers on page one of this brochure.

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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BEAUTIFUL VICTORIAN GROUND FLOOR APARTMENT

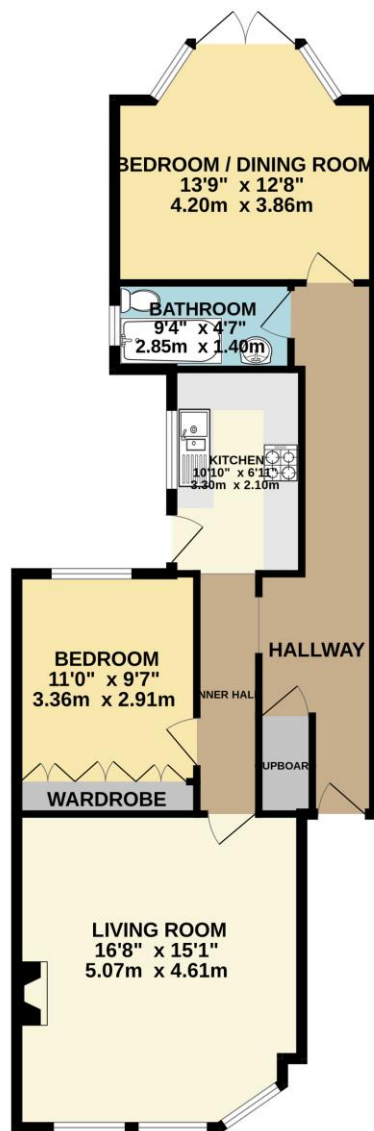
We are delighted to offer for sale this spacious ground floor apartment on Kirkley Cliff Road, close to Lowestofts' beautiful sandy beach. Your accommodation comprises of large bay fronted Living Room, another large reception to rear, fitted Kitchen, Bathroom and one or two Bedrooms options. Lots of original Victorian features, tall ceilings, this very grand apartment also features the creature comforts of gas central heating and double glazing. All this with your very own private west facing Garden, Garage and allocated of parking right outside the apartment.

OVER 800 sq ft of LIVING | NO ONWARD CHAIN | SOUGHT AFTER LOCATION

LOCATION AND AMENITIES

The property is situated just south of Lowestoft on the border of Pakefield and Kirkley, situated on the A47 making the town of Lowestoft easily accessible and the commute to Ipswich/London on your doorstep. There's a thriving community locally, plenty of shops, places of worship, 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 to rear.

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



7 BANNER COURT, LOWESTOFT

TOTAL FLOOR AREA: 818 sq.ft. (76.0 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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