



Long Road, Lowestoft

Guide Price £190,000

- 0.15 ACRE GARDEN
- KITCHEN
- DOUBLE GLAZING
- 3 BEDROOMS
- CONSERVATORY
- GCH HEATING
- 2 RECEPTIONS
- CLOAKROOM / WC
- NO CHAIN

GUIDE PRICE £190,000 - £200,000 Unexpected BIG GARDEN equating 0.15 ACRE STM. This 3 bed semi-detached HOME offers MORE than expected; benefitting from a hallway with 2 RECEPTION rooms, kitchen, CONSERVATORY & cloakroom / WC. 3 bedrooms & bathroom. Double glazed / GCH throughout & laid to lawn UNEXPECTEDLY large garden.

HALLWAY

Part glazed door into the hallway of this home; fitted carpet, radiator, power points and overhead cupboard houses the fuse board. Stairs up to the first floor, under stair storage area with doors to the kitchen and the...

LOUNGE

3.48m x 2.90m (11'5" x 9'6")
Overlooking the front of the home through the double glazed bay window; fitted carpet, radiator, TV and power points; opening into the...

DINING ROOM

3.59m x 2.90m (11'9" x 9'6")
With doors opening into the conservatory; fitted carpet, radiator, power points and electric fire with marble effect hearth.

KITCHEN

3.60m x 1.58m (11'9" x 5'2")
Wall and base units with worktop, inset / drainer, extractor fan and space / plumbing for your appliances. Vinyl flooring, double glazed window, radiator and power points. Opening into the conservatory via an extension to the kitchen with further wall and base units.

CONSERVATORY

3.01m x 2.17m (9'10" x 7'1")
Part brick and double glazed windows with polycarbonate roof. Fitted carpet, power points, doors to the rear garden and the...

CLOAKROOM / WC

Wonderfully decorative WC with vinyl flooring and double glazed window.

LANDING - FIRST FLOOR

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and loft access in situ.

BEDROOM 1

3.63m x 2.98m (11'10" x 9'9")
Double bedroom overlooks the front of the home through the double glazed window, radiator and power points.

BEDROOM 2

3.56m x 2.65m (11'8" x 8'8")
Double bedroom with fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard houses the gas central heating / domestic hot water boiler.

BEDROOM 3

2.63m x 1.98m (8'7" x 6'5")
Fitted carpet, double glazed window, radiator and power points.

BATHROOM

White suite comprises a WC, vanity with inset basin and panelled bath with mixer tap and shower attachment. Double glazed window and radiator.

OUTSIDE

Unexpected in size this laid to lawn garden is special and equates to 0.15 acre (STM); the family have owned the property for nearly 50 years and took the opportunity to buy neighbouring land at the time. The house and garden are home to many happy memories and offers the opportunity for another to embrace and enjoy. Various mature borders, trees and seating areas. Outside lighting, water tap and vehicular access via the rear service road.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - D

