



Alexandra Road, Lowestoft

£260,000

- PERIOD PROPERTY
- DECEPTIVELY SPACIOUS
- uPVC DG & GCH
- DOUBLE BAY
- 4 RECEPTIONS
- BATHROOM & SHOWER ROOM
- 3 DOUBLE BEDROOMS
- KITCHEN WITH UTILITY
- ENCLOSED COURTYARD

CHARMING double bay PERIOD property has been loved by the current owners for over 20 years. IDEALLY located close to the town centre & BOASTS deceptively SPACIOUS living accommodation; VIEWING is HIGHLY RECOMMENDED to appreciate...

LOBBY INTO HALLWAY

With double doors into a handy lobby, just the place to leave your winter wear. Door into the hallway, giving access to all areas; Karndean flooring, radiator, power points and stairs up to the first floor.

RECEPTION 7.62m x 3.38m narrowing to 2.69m (24'11" x 11'1" narrowing to 8'9")

Originally two rooms; fitted carpet, uPVC double glazed bay window, radiator, TV / power points and cast iron gas fire with decorative surround and wooden mantel.

RECEPTION / DINING ROOM 4.39m x 3.24m (14'4" x 10'7")

Overlooking the front of the home through the uPVC double glazed window; fitted carpet, radiator, TV and power points.

LOBBY

Handy area gives access to the kitchen, utility and conservatory.

KITCHEN 3.15m x 2.47m (10'4" x 8'1")

Wall and base units with worktop, undercounter lighting and inset sink / drainer; integral dishwasher, oven with gas hob and extractor fan over. Vinyl flooring, window and power points.

UTILITY

An extension to the kitchen provides the ideal laundry / boot room; wall and base units with worktop and inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, windows and polycarbonate roof; door to...

CLOAKROOM / WC

Vanity unit with inset basin and WC. Tiled flooring and opaque uPVC double glazed window.

CONSERVATORY 2.85m x 2.52m (9'4" x 8'3")

uPVC double glazed with polycarbonate roof; Karndean flooring, power points and double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and shower room. Built-in cupboards give storage and house the gas central heating / domestic hot water boiler; loft access in situ.

SHOWER 1.63m x 0.94m (5'4" x 3'1")

Karndean flooring, opaque uPVC double glazed window and enclosed shower cubicle.

BEDROOM 1 3.82m x 3.51m (12'6" x 11'6")

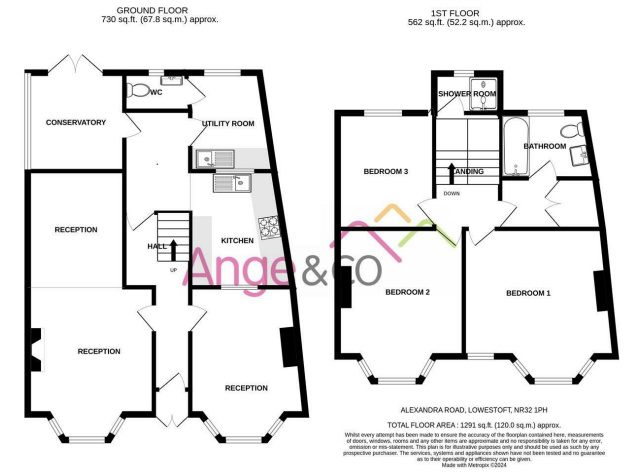
Double bedroom at the front of the home; fitted carpet, uPVC double glazed bay window, radiator and power points.

BEDROOM 2 3.51m x 3.45m (11'6" x 11'3")

Another double bedroom at the front of the home; fitted carpet, uPVC double glazed bay window, radiator and power points.

BEDROOM 3 3.27m x 2.67m (10'8" x 8'9")

Overlooking the rear garden, this double bedroom has fitted carpet, uPVC double glazed bay window, radiator and power points.



BATHROOM 2.25m x 1.74m (7'4" x 5'8")

Tiled top to toe with a white suite comprising WC, vanity unit with basin and bath. Karndean flooring, opaque uPVC double glazed window, wall lighting and radiator.

OUTSIDE

Enclosed courtyard garden is perfectly low maintenance and decked. Outside lighting, water tap and pedestrian access to rear service road.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE RATING - D