



St. Peters Road, Lowestoft

Offers In Excess Of £185,000

- CHARACTER & CHARM
- NO CHAIN
- LARGE SHOWER ROOM
- 2 DOUBLE BEDROOMS
- 3 RECEPTIONS
- uPVC DG & GAS CENTRAL HEATING
- DOUBLE BAY FRONTED
- OPEN FIRE
- COURTYARD GARDENS

On the cusp of Lowestoft & Pakefield this CHARACTER property EMBRACES a West facing VISTA of history & provides the OPPORTUNITY to make it your own...

IDEALLY located a VERY short distance to our AWARD WINNING East Coast Beach & local amenities being shops, newsagents, eateries & of course, public transport into nearby towns & further afield.

ENTRANCE

With doors to both receptions and stairs up to the first floor; fitted carpet and built-in cupboards give storage and house the consumer unit and meters.

RECEPTION / LOUNGE 3.54m x 3.53m (11'7" x 11'6")

Overlooking the front of the home through the uPVC double glazed bay window, this room has fitted carpet, radiator, power points, gas fire with surround and an under stair area with lighting provides the perfect storage or perhaps study area.

RECEPTION / DINING ROOM 3.71m x 3.56m (12'2" x 11'8")

Second reception also with front aspect; fitted carpet, uPVC double glazed window, radiator, TV / power points and open fire with decorative surround; door to...

KITCHEN 3.64m x 2.54m (11'11" x 8'3")

Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, power points and the gas central heating / domestic hot water boiler in situ. Part glazed door out to the rear garden and internal door to...

RECEPTION / STUDY 2.92m x 1.72m (9'6" x 5'7")

This room provides a multitude of purposes; fitted carpet, uPVC double glazed window, electric radiator and power points.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to both bedrooms and shower room. Fitted carpet, window and loft access in situ.

BEDROOM 1 3.54m x 3.54m (11'7" x 11'7")

Double bedroom enjoys the views of St Peters Church; fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard.

BEDROOM 2 3.67m x 3.49m (12'0" x 11'5")

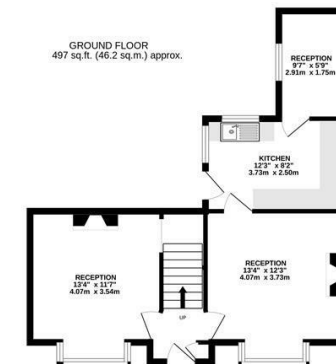
Another double bedroom; fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard.

SHOWER ROOM 3.25m x 2.53m (10'7" x 8'3")

Originally a bedroom however now, a fantastic size shower room that provides ease and convenience. Pedestal basin, WC and electric shower. Vinyl flooring, opaque uPVC double glazed window, radiator and built-in cupboard.

OUTSIDE

Low maintenance courtyard gardens, enclosed by wrought iron railings; decorative path to the front door and raised decking perfectly located for the afternoon / evening sun and views of St Peters Church. To the rear, a paved area with outside water tap and timber shed.



ST PETERS ROAD, LOWESTOFT
TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - D

Property benefits from external wall insulation to the rear / side walls & insulation to the front walls.