



## Smiths Walk, Lowestoft, Suffolk, NR33 8QN

£195,000

- NO CHAIN
- LOUNGE
- uPVC DG & GCH
- OPPORTUNITY
- KITCHEN
- DRIVEWAY & GARAGE
- 2 BEDROOMS
- BATHROOM
- REAR GARDEN

In need of some TLC this BUNGALOW is set in a quiet CUL-DE-SAC close to the Norfolk Broads, with the beautiful Suffolk COUNTRYSIDE on your doorstep & one the of the finest East Coast beaches down the road.

Offered FOR SALE with NO ONWARD CHAIN... CALL to VIEW 01502 576840

### HALLWAY

With access to all areas, the hallway has fitted carpet, radiator and power points; cupboard housing the consumer unit and loft access in situ. Door into the...

### LOUNGE

5.31m x 3.18m (17'5" x 10'5")  
Overlooking the front of the home through the uPVC double glazed bay window, the lounge has fitted carpet, radiator, TV and power points.

### KITCHEN

2.83m x 2.71m (9'3" x 8'10")  
Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, power points and the gas central heating / domestic hot water boiler in situ; cupboard houses the hot water cylinder.

### BATHROOM

Suite comprises a pedestal basin, WC and a bath with mains shower and screen; opaque uPVC double glazed window and radiator.

### BEDROOM 1

4.16m x 3.16m (13'7" x 10'4")  
Double bedroom with fitted carpet, window, radiator and power points.

### BEDROOM 2

3.23m x 2.83m (10'7" x 9'3")  
Whether another bedroom or another reception; fitted carpet, uPVC double glazed window, radiator and power points.

### CONSERVATORY

4.07m x 2.07m (13'4" x 6'9")  
Top to toe in glass; light, power points and double sliding doors out to the rear garden.

### OUTSIDE

Low maintenance frontage and driveway which provide off road parking for several vehicles. The laid to lawn rear garden has a patio area with inset pond and mature shrub borders. Outside lighting, water tap and the...

### GARAGE

6.36m x 2.51m (20'10" x 8'2")  
Oversize brick garage with up and over vehicular door, light, power points, inspection pit and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

ENERGY PERFORMANCE - RATING TBC

