



Beccles Road, South Oulton Broad, Lowestoft, NR33 8QU

£180,000

- SOUTH OULTON BROAD
- KITCHEN
- uPVC DG & GCH
- 2 RECEPTIONS
- REAR LOBBY
- EXTENSIVE REAR GARDEN
- 3 BEDROOMS (3rd off 2nd)
- BATHROOM
- PARKING & GARAGE

South OULTON BROAD is HOME to this 3 bed end of terrace; BOASTING 2 receptions, kitchen with rear lobby & bathroom. uPVC double glazed windows & GCH with combination boiler. Property benefits from an EXTENSIVE rear garden with OVERSIZED GARAGE & off road parking for 2 / 3 vehicles....

Set on the A146 allowing the commute to the nearby towns & villages easily accessible; with public transport on your doorstep & local amenities / leisure facilities close by. What are you waiting for - CALL TO VIEW 01502 576840.

HALLWAY

Part uPVC double glazed door into the home. Fitted carpet, meters and consumer unit in situ; stairs up to the first floor.

LOUNGE

3.43m x 3.40m (11'3" x 11'1")

Overlooking the front of the home this reception has fitted carpet, uPVC double glazed window, radiator, TV and power points.

DINING ROOM

3.43m x 3.14m (11'3" x 10'3")

Good size 2nd reception; fitted carpet, uPVC double glazed window, radiator and power points.

KITCHEN

3.23m x 1.78m (10'7" x 5'10")

Wall a base units with worktop, inset sink / drainer, integral appliances include a double wall oven with electric hob and extractor fan; space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, power points and opening to...

REAR LOBBY

Giving space to hang your coats with access to the rear garden and internal door into...

BATHROOM

White suite comprises a pedestal sink, WC and bath. Tiled flooring, opaque uPVC double glazed window and radiator.

FIRST FLOOR / LANDING

Carpeted stairs up to the first floor and doors to bedrooms 1 & 2.

BEDROOM 1

3.41m x 3.32m (11'2" x 10'10")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, power points and over stair cupboard gives storage and access to the loft.

BEDROOM 2

3.45m x 3.20m (11'3" x 10'5")

Another double bedroom; fitted carpet, uPVC double glaze window, radiator and power points; door to...

BEDROOM 3

3.43m x 1.83m (11'3" x 6'0")

Laminate flooring, uPVC double glazed window, radiator, power points and built in cupboard houses the gas central heating boiler / domestic hot water combination boiler.

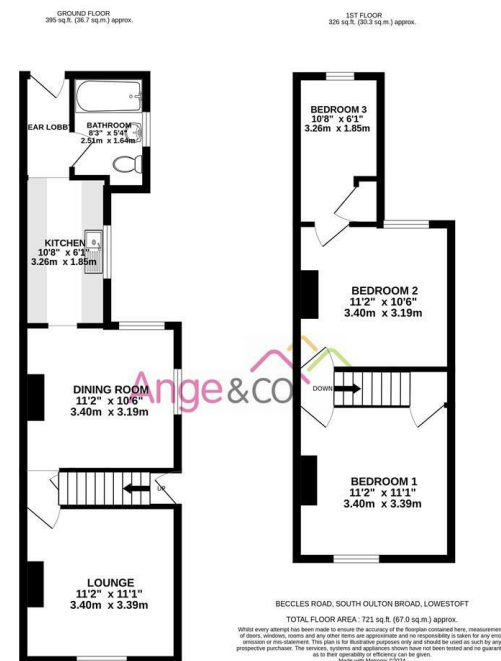
OUTSIDE

Laid to lawn frontage with off road parking for 2/3 vehicles; paved courtyard area and extensive laid to lawn rear garden with patio.

GARAGE

7.88m x 3.67m (25'10" x 12'0")

Brick built, oversized drive-thru garage has double vehicular doors to the front and up / over door to the rear; lights, power points and personnel door.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

ENERGY PERFORMANCE - TBC