



127 Wollaston Road

Lowestoft, NR32 2PE

£ 875 pcm

EPC Rating D

Very well presented, freshly decorated and newly fitted flooring to this two bed, terrace property benefiting from an additional upstairs room which lends itself to a home office/dressing room/nursery. Ideally located in central Lowestoft location just a short walk into the town centre.

LOUNGE

25' 3" x 10' 5" (7.7m x 3.2m max) laminate flooring, double glazed bay window to front aspect, newly fitted carpet to stairs in centre of the room leading up to the first floor, two radiators, double glazed window to rear aspect, double glazed entrance door, range of recessed wall shelving units ideal for display and tv etc. Internal door to:

KITCHEN

8' 2" x 5' 10" (2.5m x 1.8m) newly fitted vinyl flooring, grey gloss wall and base units with work surface over, fitted electric oven, four ring electric hob and extractor hood over, stainless steel sink with drainer, double glazed window to rear, space and plumbing for washing machine.

INNER LOBBY

newly fitted vinyl flooring, double glazed door to rear, space and socket for fridge freezer (or other appliance). Door to;

WC

newly fitted vinyl flooring, low level wc, hand wash basin, radiator, double glazed window.

FIRST FLOOR

small, carpeted landing area. Doors to bedroom one and two.

BEDROOM 1

10' 9" x 10' 5" (3.3m x 3.2m) newly fitted carpet, radiator, double glazed window to front aspect, storage cupboard/wardrobe housing boiler.

BEDROOM 2

10' 9" x 10' 5" (3.3m x 3.2m) newly fitted carpet, radiator, double glazed window to rear. Two steps down into;

BACKROOM

6' 10" x 5' 10" (2.1m x 1.8m) **(ideal for home office/dressing room/nursery)**, newly fitted carpet, radiator, double glazed window to side. Door to;

BATHROOM

5' 10" x 4' 7" (1.8m x 1.4m) newly fitted vinyl flooring, white suite comprising of hand wash basin, bath with electric shower over, frosted double glazed window, radiator.

OUTSIDE

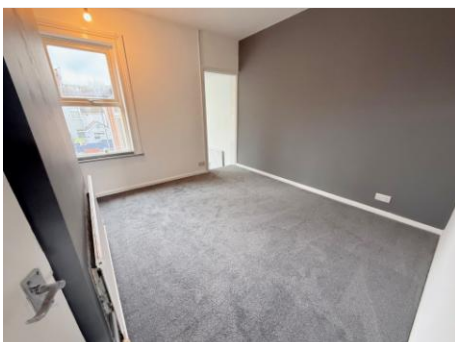
To the front of the property is a small, enclosed yard area with gate providing access up to the front entrance door. To the rear of the property is an enclosed garden with pathway leading up to gate providing rear access and hard standing area for bins.

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.

COUNCIL TAX

The property is currently listed as Band A.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements