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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 and 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

39 Park Road
Lowestoft, NR32 ISP

OIEO £115,000 Freehold
EPC Rating D

Bycroft Estate Agents are delighted to present this spacious 3 bedroom end of terrace house situated close to shops and amenities. The property is offered **Chain Free!** The accommodation comprises of lounge diner, kitchen, ground floor bathroom, 3 bedrooms, enclosed rear garden, gas central heating and mostly double-glazed windows

SITTING ROOM

20' 6" x 9' 7 max" (6.25m x 2.92m) UPVC double-glazed window and door to front; UPVC double-glazed window to side; stairs to first floor landing.

KITCHEN

11' 8" x 9' 1" (3.56m x 2.77m) fitted with a range of wall and base units with roll edge work surfaces over; inset stainless steel single drainer sink; plumbing for automatic washing machine; space for tumble dryer; electric cooker point; window to side.

REAR LOBBY AREA

6' 10" x 2' 11" (2.08m x 0.89m) tiled floor; UPVC double-glazed door to rear.

BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m) fitted with a white suite comprising pedestal wash hand basin; power bath with wall mounted shower unit over; tiled splashbacks; low level WC; UPVC double-glazed window to rear.

FIRST FLOOR LANDING

loft access.

BEDROOM 1

10' 4" x 9' 9 max" (3.15m x 2.97m) UPVC double-glazed window to front.

BEDROOM 2

9' 8" x 7' 1 max" (2.95m x 2.16m) wall mounted gas-fired central heating boiler; UPVC double-glazed window to side; built-in cupboard.

BEDROOM 3

11' 2" x 9' 1" (3.4m x 2.77m) off bedroom 2; UPVC double-glazed window to rear.

REAR COURTYARD GARDEN

laid mainly to pave, brick-built low maintenance borders, side access gate.

COUNCIL TAX

This property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

