




YOUR MOVE
 Oliver James

WWW.YOUR-MOVE.CO.UK

Lansdowne Road, Lowestoft,
Suffolk

£175,000

Lansdowne Road, Lowestoft, Suffolk

£175,000

ENTRANCE HALL

Enter the property through the part glazed uPVC front door, the hallway offers access to all parts of the bungalow and features textured ceiling and walls, radiator, wall mounted thermostatic controller, fitted carpet and a cupboard housing a Worcester combination boiler.

BEDROOM 1

Double bedroom featuring textured ceiling and papered walls, built in wardrobe/cupboard, uPVC double glazed window to front, radiator, fitted carpet and power points.

BEDROOM 2

Another double bedroom with textured ceiling and papered walls, uPVC double glazed window to front aspect, radiator, fitted carpet and power points.

BEDROOM 3

The third bedroom is a generous single room with uPVC double glazed window to side aspect, radiator and fitted carpet.

LOUNGE/DINER

Located at the rear of the property this spacious family room features textured ceiling and papered walls, feature fireplace with surround, radiator, tv/phone and power points, fitted carpet and a sliding uPVC double glazed door opens into the conservatory.

CONSERVATORY

The conservatory is located at the rear of the property accessed via the lounge/diner. Of brick construction with uPVC double glazed window and doors opening into the rear garden, with polycarbonate roof, light, power points and electric heater.

KITCHEN

The kitchen features a range of base and wall units with laminated worktop with inlaid one and half bowl sink with drainer and mixer tap, space and plumbing for a washing machine, standalone fridge freezer and gas fired cooker, with extractor hood above, textured ceiling and walls, ceramic tiled splash backs ,uPVC double glazed windows to rear and side aspects and a part glazed uPVC door opens to side.

BATHROOM

Accessed off the kitchen the bathroom features a suite comprising panel bath with overhead electric power shower, wash basin, low level wc, uPVC window to rear aspect, heated towel rail and a handy storage cupboard.

OUTSIDE

To front: Gated access to hard standing driveway (to side of property) leading to a detached garage. mainly laid to lawn with bordering plants and shrubs. To rear: South west facing garden mainly laid to lawn with established plants and shrubs, green house and timber shed.

SALES SUMMARY

EPC RATING: TBC

FLOORPLAN

DIMENSIONS

- Bedroom 1 - 3.23m x 3.10m (10'7" x 10'2")
- Bedroom 2 - 3.25m x 2.72m (10'8" x 8'11")
- Bedroom 3 - 3.23m x 2.01m (10'7" x 6'7")
- Lounge/Diner - 5.74m x 3.25m (18'10" x 10'8")
- Conservatory - 3.20m x 3.00m (10'6" x 9'10")
- Kitchen - 3.23m x 3.78m (10'7" x 12'5")
- Bathroom - 3.43m x 1.37m (11'3" x 4'6")





Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

YOUR MOVE Oliver James is the trading name of Oliver James Estates of East Anglia Limited, registered company number 6343366 registered office Rose Lodge, Main Road, Filby, Great Yarmouth, NR29 3HN. YOUR MOVE Oliver James is an independently owned and operated business, operated under licence from your-move.co.uk Limited.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



London Road North, Lowestoft, Suffolk, NR32 1HB
tel: 01502 534998 **
email: lowestoft@your-move.co.uk
www.your-move.co.uk - The UK's most visited estate agency website*


YOUR MOVE
— Oliver James —
WWW.YOUR-MOVE.CO.UK