



**58 Salisbury Road**  
, Lowestoft, NR33 0HE  
Guide Price £160,000



# 58 Salisbury Road, Lowestoft, Suffolk, NR33 0HE

'CHAIN FREE' Situated on Salisbury Road in Lowestoft close to the sea and beach this delightful semi-detached house with 2 reception rooms and 3 bedrooms this property would suit for families and individuals alike.

Situated in a desirable location, this house is conveniently close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The surrounding area of Lowestoft is known for its beautiful coastline and rich history, offering a delightful blend of leisure and culture.

## ENTRANCE HALL

upvc double glazed door to front, upvc double glazed window to side aspect and stairs to first floor.

## RECEPTION ROOM 1

upvc double glazed window to front aspect, upvc double glazed window to rear aspect, under stairs storage with sliding door, fuse box, radiator, and coved ceiling.

## RECEPTION ROOM 2

upvc double glazed window to front aspect, radiator and coved ceiling.

## KITCHEN

upvc double glazed window to side aspect, newly fitted kitchen, worktop space, cupboards under and above, two sink with drainer, built-in AEG oven, induction hob with extractor fan, integrated fridge and washer/dryer.



HARDIMANS



## LOBBY

upvc double glazed windows to rear and side aspects, low level wc, hand washbasin with cupboards under, bath with electric shower above and extractor fan.

## BATHROOM

upvc double glazed windows to rear and side aspects, low level wc, hand washbasin with cupboards under, bath with electric shower above and extractor fan.

## FIRST FLOOR AND LANDING

upvc double glazed window to front aspect and access to loft hatch.

## PRIMARY BEDROOM

upvc double glazed window to front aspect, built in storage above stairs, radiator, and coved ceiling.

## BEDROOM 2

upvc double glazed window to front aspect, radiator.

## BEDROOM 3

upvc double glazed window to rear aspect.

## OUTSIDE

To the front, brick wall with gate, concrete and shingle garden. To the rear, private concrete garden with brick and fencing surround and access gate.



**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

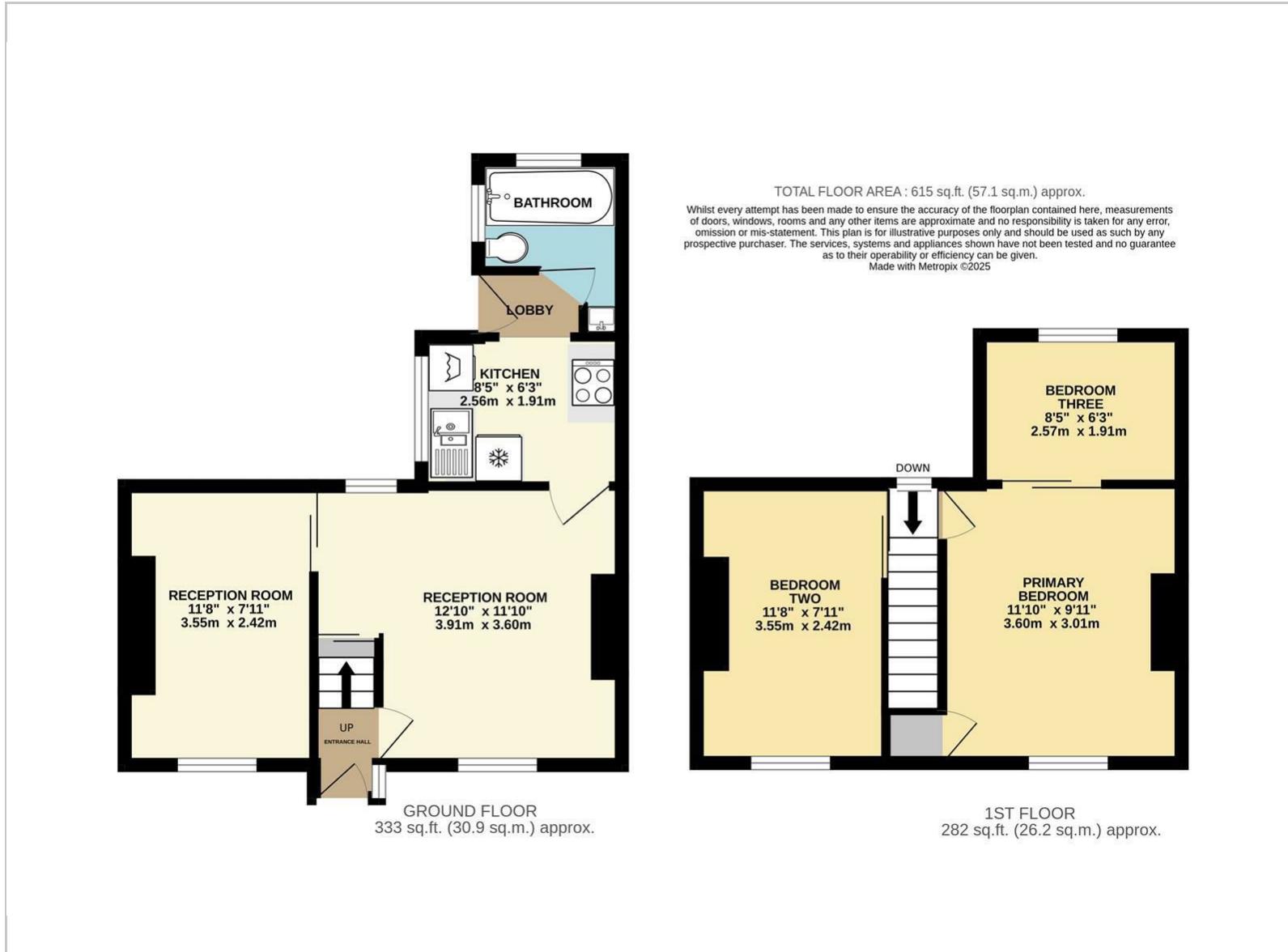
\* Broadband: Ultrafast 10000mbps

\* Mobile: 02, THREE, EE, VODAFONE ALL LIKELY

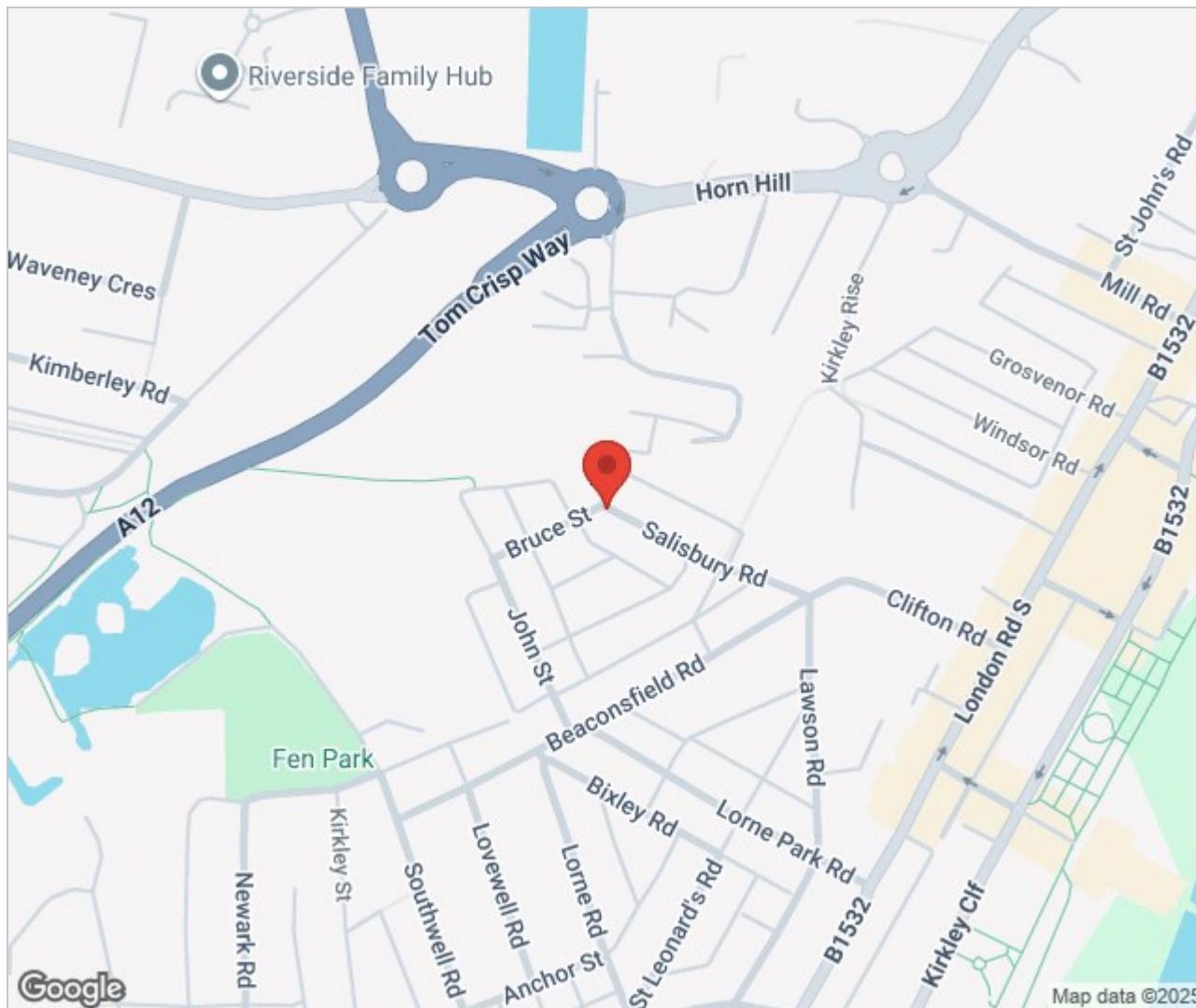
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



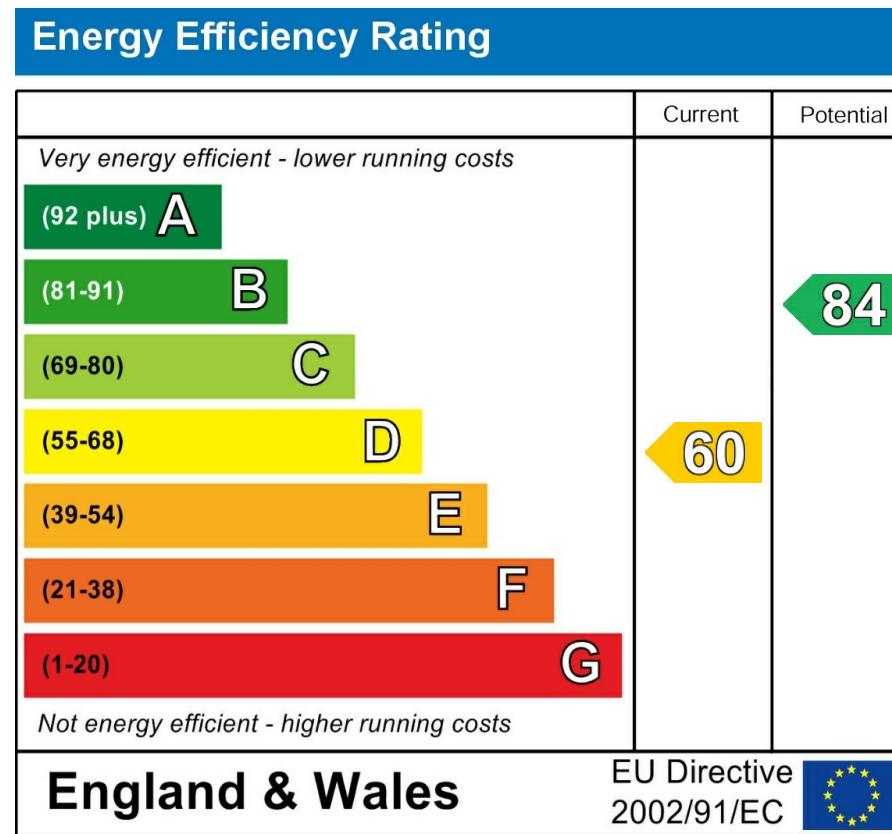
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

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