

Aldreds
Estate Agents



53 Norwich Road

Lowestoft, NR32 2BJ

Asking Price £145,000



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Aldreds are delighted to offer this spacious three-bedroom family home, ideally situated in a convenient North Lowestoft location within easy walking distance of the railway station, town centre and award-winning beaches. The property offers well-proportioned accommodation comprising an entrance hall, two reception rooms, a fitted kitchen and ground-floor bathroom. To the first floor, there is a small landing providing access to three bedrooms. Outside, the property benefits from a rear lawned garden, offering a pleasant space for outdoor relaxation and bistro-style dining. Further benefits include uPVC double glazing and gas central heating, served by a recently installed gas combination boiler. The property is presented to a good standard throughout and, being offered at a realistic asking price, an early viewing is highly recommended.

Entrance Hall

Stairs leading to first floor.

Lounge

10'5" x 10'9" (3.2 x 3.3)

Fitted carpet, radiator, power points, TV point, uPVC window.

Dining Room

13'1" x 10'9" (3.99 x 3.28)

Fitted carpet, uPVC window, radiator, power points, understairs storage cupboard.

Kitchen

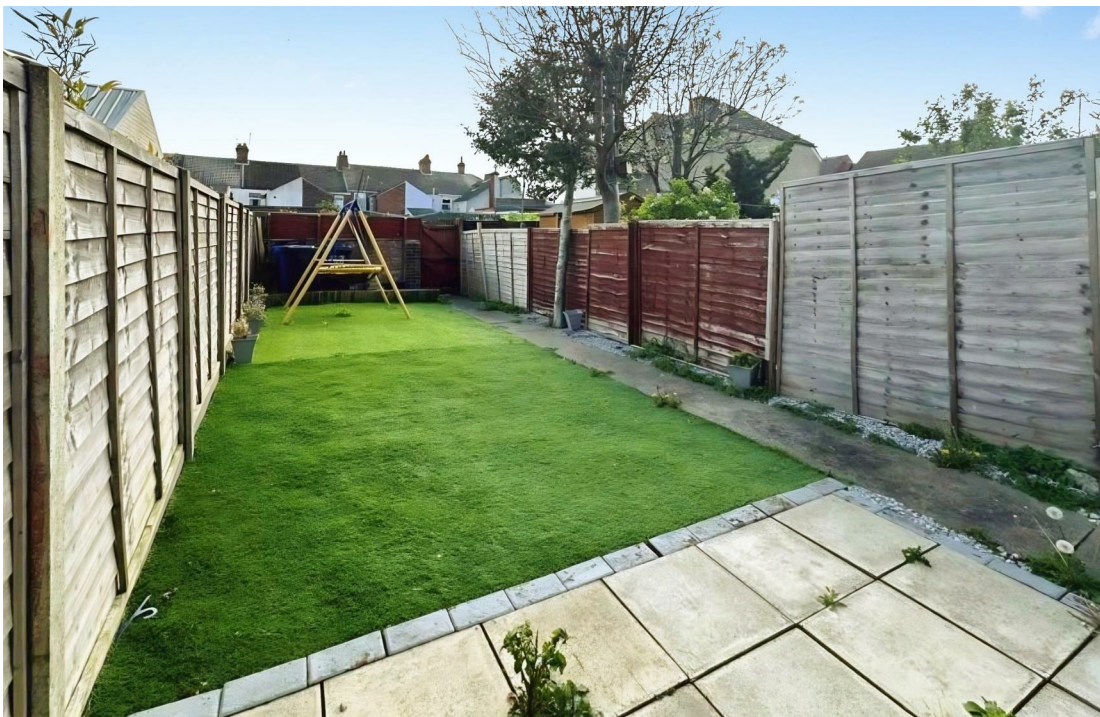
11'6" x 7'1" (3.53 x 2.16)

A range of modern fitted kitchen units with extended work surfaces, stainless steel sink, tiled splashbacks, uPVC window, recess for white goods including plumbing for a washing machine.

Bathroom

White bathroom suite comprising of a panel bath, pedestal sink, low level WC, tiled splashbacks, uPVC window, radiator.





Landing

Fitted carpet.

Bedroom 1

10'10" x 12'11" (3.32 x 3.96)

Fitted carpet, uPVC window, radiator, TV point, power points.

Bedroom 2

12'11" x 10'8" (3.96 x 3.27)

Fitted carpet, uPVC window, power points, radiator, door leading to:-

Bedroom 3

11'6" x 7'0" (3.53 x 2.15)

Fitted carpet, uPVC window, power points, radiator.

Outside

Outside to the front there is an enclosed garden with footpath leading to front door. To the rear there is a garden area providing ample space for bistro style dining, Laid to lawn and all enclosed by high walls and fencing.

Agents Note

Please note that the property was previously rented and the photographs shown were taken prior to the tenancy commencing and therefore, condition may vary.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk Council Band 'A'

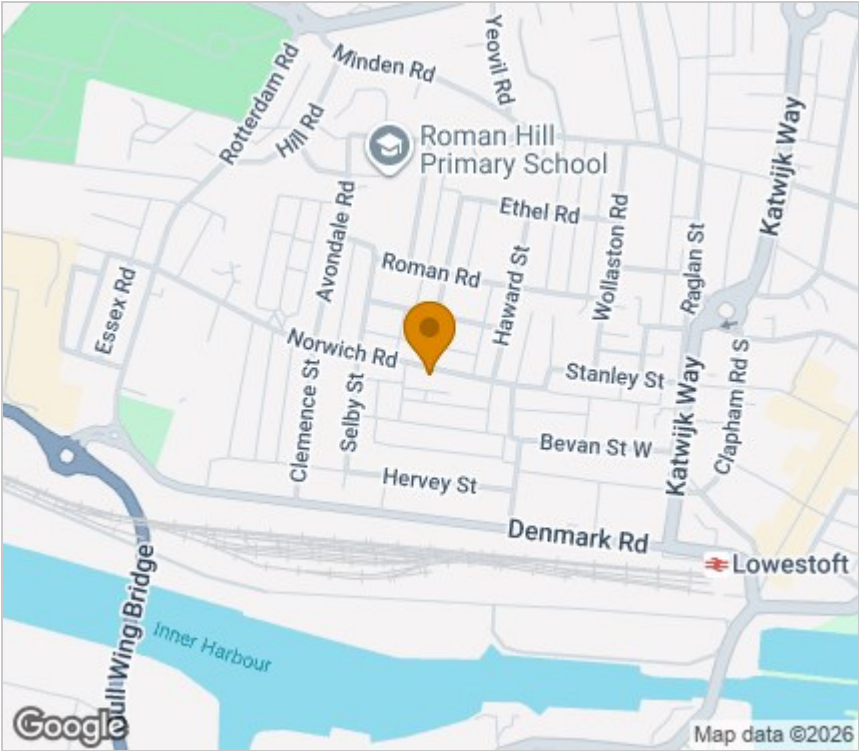
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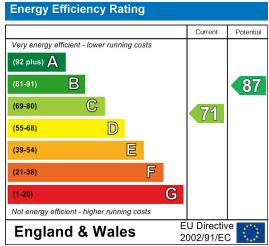
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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