

Aldreds
Estate Agents



116 Worthing Road
, Lowestoft, NR32 4HA
Asking Price £150,000



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Aldreds are delighted to offer this 3 separate bedroomed bay fronted victorian home situated in the highly desirable North Lowestoft location being within walking distance of the Sparrows Nest park and North Denes Beach. The property accommodation comprises of an entrance hall, spacious lounge, spacious dining room, fitted kitchen and ground floor family bathroom. To the first floor there are 3 separate generous size bedrooms. To the outside rear there is a concrete yard suitable for bistro style dining. Ideal for a first time buyer/investment or family home. The property is offered with no onward chain. Viewing is strongly recommended.

Entrance Hall

Laminate flooring, sealed unit double glazed entrance door, radiator, staircase to first floor, storage cupboard,

Lounge

13'5" x 9'8" (4.11 x 2.95)

Fitted carpet, power points, Upvc bay fronted window, radiator, tiled fireplace.

Dining Room

11'5" x 9'8" (3.48 x 2.97)

Laminate flooring, Upvc window, radiator, power points, tiled fireplace.

Kitchen

11'10" x 8'5" (3.61 x 2.57)

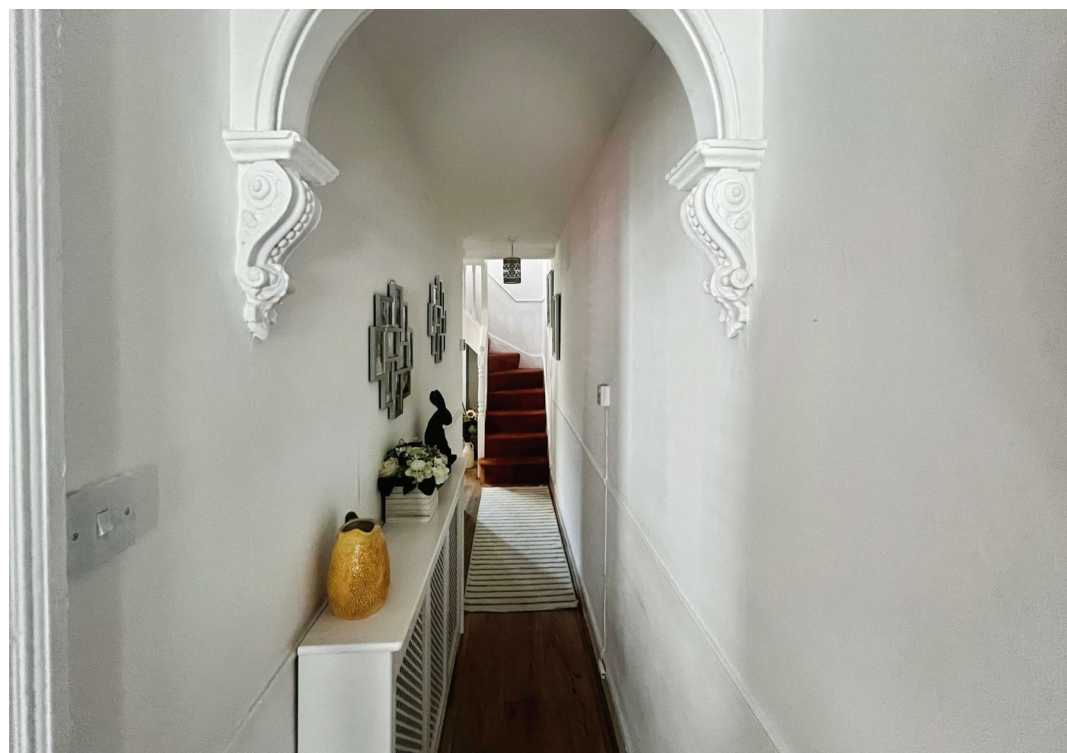
Laminate flooring, range of fitted units, power points, Upvc window, tiled splash backs, plumbing & recess for washing machine, stainless steel sink with single drainer, Upvc door leading to rear garden.

Family Bathroom

Laminate flooring, bathroom suite comprising of a panel bath with shower over, pedestal sink, fully tiled, low level W.C, Upvc window, radiator.

Landing

Fitted carpet, Upvc window.





Bedroom 1

11'3" x 11'10" (3.45 x 3.61)

Fitted carpet, power points, Upvc window, radiator, original fireplace.

Bedroom 2

11'6" x 8'5" (3.51 x 2.59)

Fitted carpet, power points, Upvc window, radiator, original fireplace.

Bedroom 3

11'10" x 8'5" (3.61 x 2.59)

Fitted carpet, power points, radiator, Upvc window, airing cupboard.

Outside

To the front there is a small enclosed garden with ;low level brick wall & victorian tiled footpath to door. To the rear there is a concrete yard enclosed by high brick walls and timber fencing, access to rear service road.

Tenure

Freehold

Services

Mains gas (combi Boiler), electric, water and drainage

Council Tax

East Suffolk Council Tax Band A



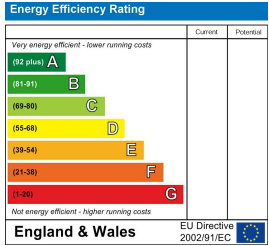
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA