



Aldreds
Estate Agents

83 Norwich Road

Asking Price £150,000



83 Norwich Road

Lowestoft, NR32 2BL

Aldreds are delighted to offer this immaculate three bedroom property situated in this very convenient North Lowestoft location. The current owners have improved the property throughout to a high specification with quality fixtures and fittings and tasteful decorations. The improvements include modern fitted floor coverings, flat plastered ceilings and recently installed kitchen and bathroom. Benefits also include gas central heating and uPVC double glazed windows. Outside to the rear there is a beautifully presented lawned garden with a timber and felt workshop/storage shed. The spacious versatile accommodation includes an entrance porch, lounge, inner hallway, dining room with a wide opening leading to the kitchen and ground floor bathroom. On the first floor there is a small landing and three bedrooms. Within walking distance there is a full range of local amenities along with Lowestoft town shopping center and railway with direct links to Norwich. Properties presented to this high specification in this desirable postcode rarely become available and an early viewing is strongly recommended to appreciate this outstanding family home. NO CHAIN

Entrance Porch

Laminate flooring, composite sealed unit double glazed entrance door.

Lounge

12'3" x 11'10" (max) (3.75 x 3.63 (max))

Laminate flooring, flat plastered ceiling, large aspect uPVC window, tiled fireplace with inset living flame electric fire, radiator, power points.

Inner Hallway

Laminate flooring, flat plastered ceiling, stairs rising to first floor.

Dining Room

11'2" x 12'0" (3.41 x 3.67)

Laminate flooring, flat plastered ceiling, uPVC window, tiled fireplace with cast iron surround, radiator, power points, full length understairs cupboard, wide opening leading to:-





Kitchen

13'1" x 6'10" (4.01 x 2.09)

Laminate tiled flooring, a full range of recently installed kitchen units with extended work surfaces, tiled splashbacks, composite sink with single drainer, plumbing for dishwasher & washing machine, built in electric oven with matching four burner ceramic hob, modern vertical extraction cooker hood, stainless steel splashback, double aspect uPVC windows, uPVC door leading out to the rear garden, flat plastered ceiling, spotlighting.

Family Bathroom

Laminate tiled flooring, a modern white bathroom suite comprising of a shower set over a panel bath with folding glass screen, low level WC, vanity sink unit, radiator, half tiled walls, double aspect uPVC windows, flat plastered ceiling, extractor fan.

First Floor Landing

Laminate flooring, flat plastered ceiling.

Bedroom 1

11'4" x 12'0" (3.46 x 3.68)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, full length storage cupboard.

Bedroom 2

10'11" x 12'0" (3.34 x 3.67)

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

Bedroom 3

12'6" x 6'5" (3.83 x 1.96)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points.

Outside

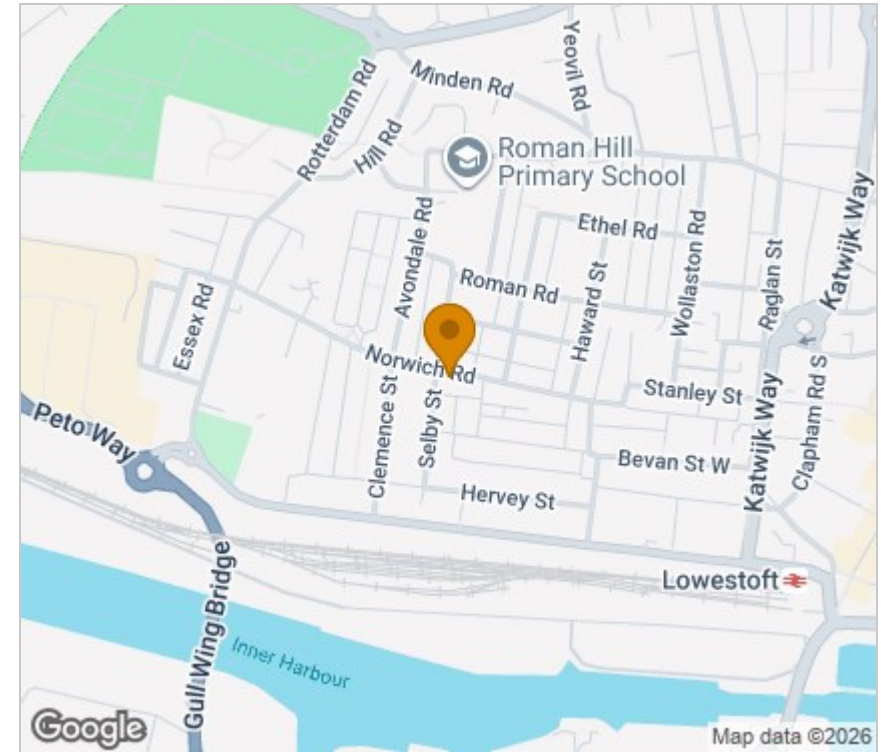
To the front of the property there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a beautifully presented lawned garden with raised flower and shrub borders, substantially built timber and felt workshop/storage shed, all enclosed by high fencing with vehicular rear access.



Floor Plan



Area Map



Viewing

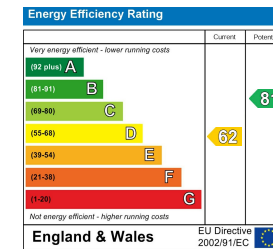
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Energy Efficiency Graph



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