65 Europa Road

Lowestoft, NR32 4BQ

Asking Price £235,000

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Lowestoft, NR32 4BQ

Aldreds are delighted to offer this immaculate three bedroom semi detached house, situated in the sought after area of North Lowestoft, conveniently close to local shops, schools and a range of amenities. The property is also within walking distance of the beach and benefits from excellent transport links to surrounding areas. The well presented accommodation comprises an entrance porch and welcoming entrance hall, a spacious lounge and a modern fitted kitchen with ample space for dining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include gas central heating and uPVC double glazing. Outside, the property has a well maintained frontage with a brickweave driveway providing ample off road parking for several vehicles, including cars or leisure vehicles. To the rear is a large, private and fully enclosed garden, offering excellent outdoor space and potential for a rear extension, subject to obtaining the necessary planning permissions. Offered to the market at a realistic asking price, an internal viewing is strongly recommended to fully appreciate the accommodation, location and potential on offer.

Entrance Porch

Composite entrance door, tiled flooring, uPVC window, power points.

Entrance Hall

Laminate flooring, radiator, uPVC window, stairs leading to first floor, power points.

Lounge

12'11" x 12'9" (3.96 x 3.91)

Fitted carpet, flat plastered ceiling, radiator, uPVC window, feature fireplace with timber surround, power points, TV point.

Kitchen

19'5" x 10'11" (5.92 x 3.35)

Laminate flooring, modern quality fitted Howdens kitchen units with roll top work surfaces and plinth lighting, stainless steel sink and drainer, power points, USB ports, space for American style fridge/freezer, built-in eye level double electric oven, gas hob, modern extraction cooker hood, recess and plumbing for a washing machine and tumble dryer, integrated dishwasher, full length storage cupboard, flat plastered ceiling with inset spotlighting, uPVC windows, uPVC door leading out to rear garden, ample space for family size dining table and chairs.

Landing
Fitted carpet, flat plastered ceiling, uPVC window, power points, full length storage cupboard housing the gas combination boiler (approximately 4 years old).

Bedroom 1
12'9" x 10'0" (3.91 x 3.05)
Fitted carpet, flat plastered ceiling, radiator, uPVC window, full length cupboard/wardrobe, power points.

Bedroom 2
11'3" x 9'10" (3.43 x 3.02)
Fitted carpet, flat plastered ceiling, radiator, uPVC window, full length cupboard/wardrobe, power points.

Bedroom 3
7'10" x 5'6" (2.41 x 1.68)
Fitted carpet, flat plastered ceiling, uPVC window, power points.

Bathroom
7'10" x 5'6" (2.41 x 1.68)
Tiled flooring, flat plastered ceiling, modern bathroom suite comprising of a panel bath with overhead rainfall shower and glass screen, low level WC, hand basin, heated towel rail, uPVC window, loft access.

Outside
To the front of the property there is a well presented frontage with a lawned area, brickweave driveway providing ample off road parking for cars or leisure vehicles, enclosed by low level brick walls and timber fencing, gated access to rear garden. To the rear there is a large spacious lawned garden, space for shed, brick outbuilding with power, all enclosed by high timber fencing.

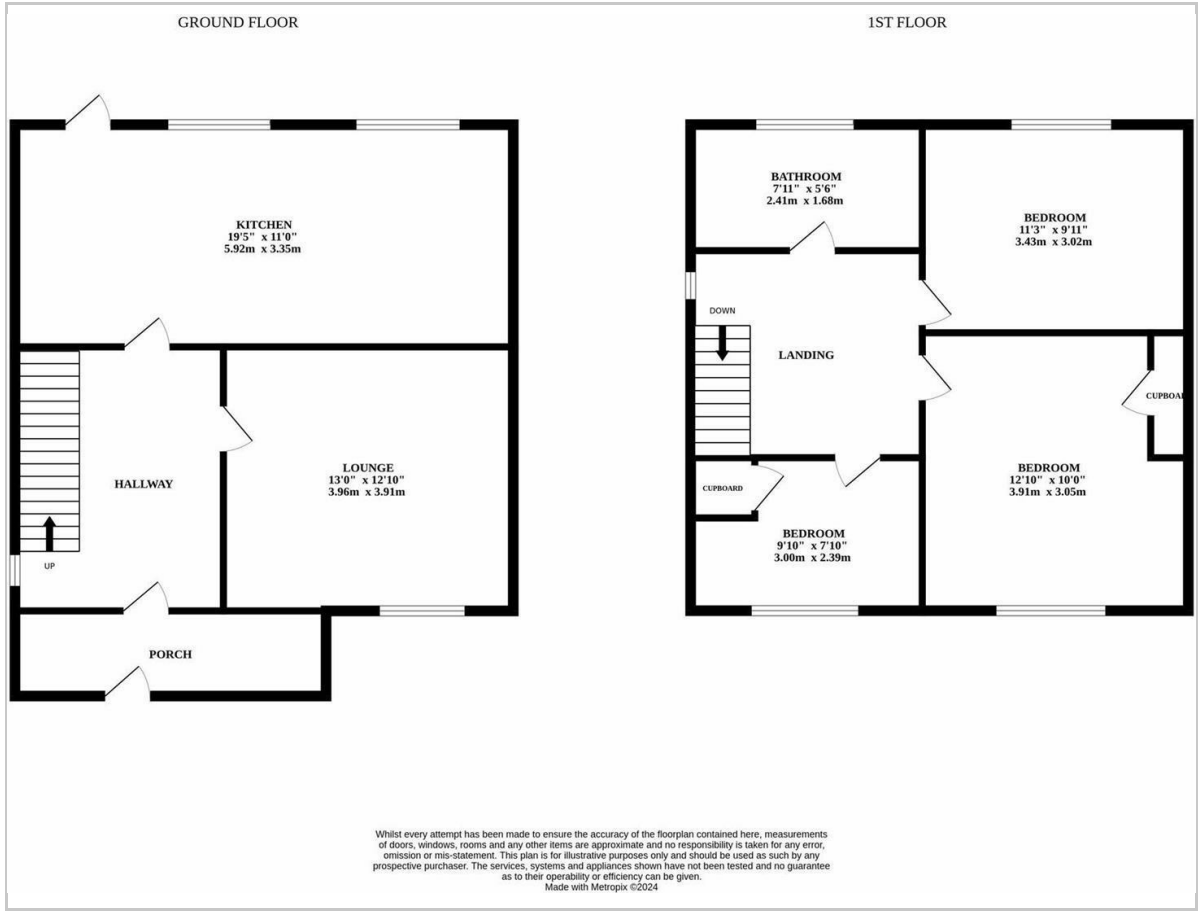
Tenure
Freehold

Services
Mains water, electricity, gas, drainage.

Council Tax
East Suffolk Council Tax Band 'B'

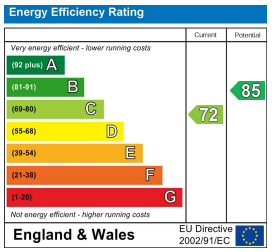
Ref: L2698/09/26

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.

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