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**£175,000**



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## 22 York Road Lowestoft, NR32 2JB

- BEAUTIFUL END OF TERRACE
- THREE BEDROOMS
- DOUBLE GLAZED THROUGHOUT
- KITCHEN DINER TO REAR
- 'COMBI' GAS CENTRAL HEATING

- PLEASANT RESIDENTIAL NEIGHBOURHOOD
- ENCLOSED REAR GARDEN
- EXCELLENTLY PRESENTED
- 761 sq ft of LIVING
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Porch** 1.67m x 0.87m (5' 6" x 2' 10")

Enter through your modern part-glazed front door into your Entrance Porch of your new home. Two opaque uPVC sealed unit double glazed floor to ceiling windows allow an abundance of natural daylight in, there's a tiled floor and a further glazed door leads you into your Hall.

Simply kick off your shoes, hang up your coat and relax in your new home.

#### **Entrance Hall**

Your Hall features a fitted carpet, radiator and your carpeted staircase leads you up to all first-floor rooms while a handy storage cupboard is located below. A door leads you into your Kitchen while a glazed sliding door gives access to your ...

#### **Lounge** 3.95m x 3.04m (15' 1" x 10'.03")

Your cosy yet spacious Lounge features a uPVC sealed unit double glazed window to front aspect, there's a sumptuous, fitted carpet underfoot, a radiator and fireplace housing an electric fire.

#### **Kitchen Diner** 4.82m x 3.22m (15' 10" x 10' 7")

Running the full width of the property, your Kitchen diner is perfect for a social event and family mealtimes. The right-hand side is dominated by a range of base and wall units fitted to two walls complete with modern high-gloss white doors and drawers with a square edge worktop and tiled splashback over. Ample space is provided for your freestanding cooker, automatic washing machine and fridge freezer. A polycarbonate one-and-a-half bowl sink with mixer tap is situated under the uPVC sealed unit double glazed window which overlooks your rear garden, a super view whilst washing up.

Tiles are laid to floor giving a crisp, fresh feel and your glazed back door leads you outside.

On the dining side of the room, plenty of space for a dining suite, there's a radiator, vinyl floor covering and uPVC sealed unit double glazed window allows beautiful views over your rear Garden.

### FIRST FLOOR

#### **Landing**

At the top of the stairs, your landing features doors leading off to all first-floor rooms. There's also a super built in cupboard.

#### **Master Bedroom** 3.98m x 2.96m (12' 10" x 9' 9")

Situated at the front of the property this spacious double Bedroom features a uPVC sealed unit double glazed window, a large built-in wardrobe, fitted carpet and radiator.

#### **Bedroom 2** 2.77m x 2.79m (9' 1" x 9' 2")

A fitted carpet, built in wardrobe, radiator and uPVC sealed unit double glazed window to rear Garden views.

#### **Bedroom 3** 2.33m x 1.76m (7' 8" x 5' 9")

The smallest of the three features a fitted carpet, uPVC sealed unit double glazed window and radiator.

#### **Shower Room** 1.94m x 1.67m (6' 8" x 5' 6")

This is a professionally installed 'Wet-Room' complete with pedestal sink and low-level WC. There's an opaque uPVC double glazed window, waterproof flooring covering and radiator.

### OUTSIDE

#### **Front Garden**

Plenty of curb appeal here with maintenance free shingle laid to ground and a path leads you to your front door.

#### **Rear Garden**

Your beautiful rear Garden is enclosed by fence and is mainly laid to lawn and shingle. There is a patio area, perfect for sitting out, a barbecue or even a spot of alfresco dining. There's also a large space to the side of the property, a gate leading out and timber shed.

#### **Council Tax**

East Suffolk Band A

### SUMMARY

This lovely property will make the ideal first time buy and has gas central heating, double glazing and excellently presented.

To view, call us on the numbers on page one.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# AN EXCELLENLY PRESENTED END OF TERRACE CLOSE TO TOWN CENTRE

We are delighted to offer for sale this beautifully presented three Bedroom property located on a pleasant residential Road in Lowestoft. Your accommodation comprises of an Entrance Porch leading into your Hallway, a good-sized Lounge and Kitchen Diner on the ground floor, while upstairs three Bedrooms and Shower Room. This lovely home benefits from stacks of storage over both floors, and all this with the creature comforts of gas central heating and double glazing throughout. Front and rear Gardens, this lovely starter home has been in the same family for over 50 years and has been lovingly maintained through the years.

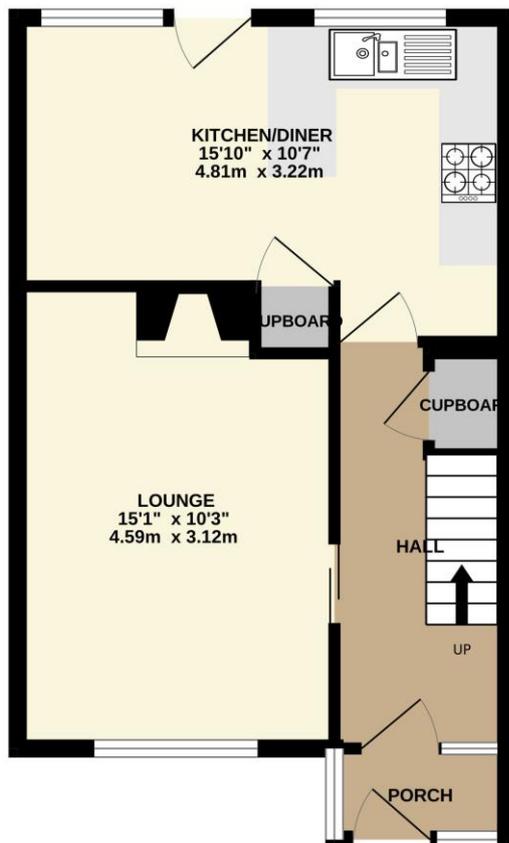
**MANY UPGRADES | OVER 760 sq ft | NO ONWARD CHAIN**

## LOCATION AND AMENITIES

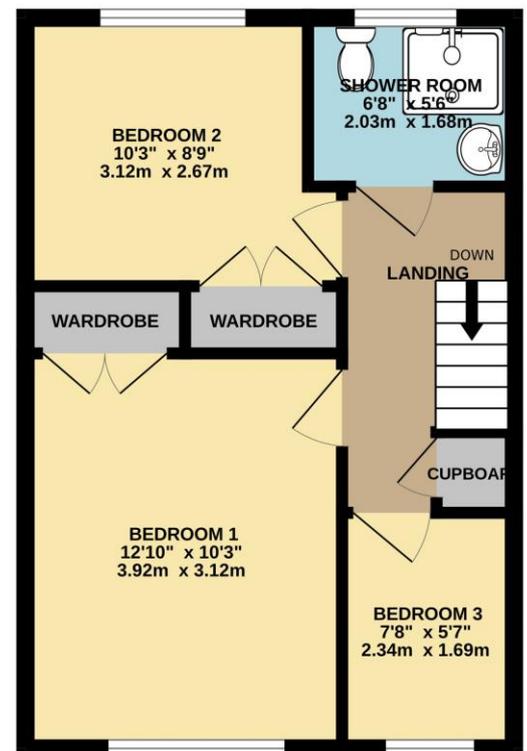
York Road is located off Norwich Road just west of Lowestoft Town centre and handy for North Quay Retail Park, with many popular chain stores such as Home bargains, Lidle, Halfords and Morrisons. A nearby rail network service that provides easy access to the town of Beccles and makes the cities of Norwich & London easily accessible. Good schools, award-winning beaches and the stunning Suffolk countryside are all close by.

**Contact: STEVE NEWSHAM | Telephone: 01502 733399 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



22 YORK ROAD, LOWESTOFT

TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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