



Lorne Park Road,LOWESTOFT NR33 0RB

welcome to

Lorne Park Road, LOWESTOFT

A great opportunity to own a charming mid-terraced home in Kirkley, with all three bedrooms off landing and extensive living space downstairs.

Lounge

Double glazed bay window to front. Access to consumer unit. Carpet flooring. Electric fireplace. Radiator. Power points.

Dining Room

Double glazed window to rear. Access to kitchen. Wooden flooring. Access to integrated storage cupboard. Radiator. Power points.

Kitchen

Double glazed window to side. Access to bathroom. Tiled flooring. Splash back tiles. Fitted units and worktops. Sink and drainer unit. Space for gas oven. Space for fridge freezer and washing machine. Access to boiler. Extractor fan. Radiator. Power points.

Bathroom

Double glazed window to side. Laminate flooring. Tiled walls. Wc and wash hand basin with vanity unit. Walk-in shower cubicle with screen. Extractor fan.

Bedroom One

Double glazed window to front. Carpet flooring. Cast iron fireplace. Integrated storage cupboard. Radiator. Power points.

Bedroom Two

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Bedroom Three

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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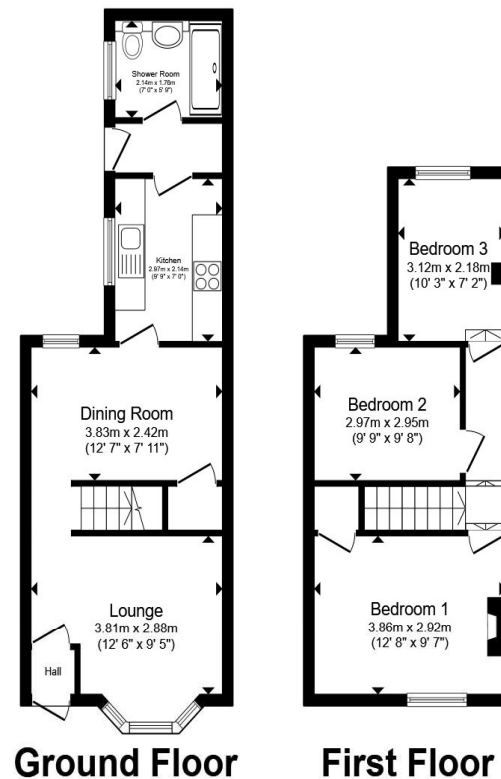
- Popular and well-serviced Kirkley location
- Ideal for first-time buyers or investors
- All bedrooms accessed from the main landing
- Ground floor bathroom with WC and walk-in shower
- Low-maintenance rear garden with patio and astro-turf lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£145,000



Total floor area 68.0 m² (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LOW109735 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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