



**Aldreds**  
Estate Agents

164A London Road North

Lowestoft, NR32 1HB

Offers In Excess Of £70,000



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## 164A London Road North

Lowestoft, NR32 1HB

Aldreds are delighted to offer this spacious maisonette, ideal for family living, offering versatile and generously proportioned accommodation throughout. The property comprises an entrance hall, a spacious lounge, and an open-plan kitchen/diner. To the first floor, there are three separate double bedrooms, a family bathroom, and a separate W.C. Situated in the highly desirable North Lowestoft area, the property is conveniently located within easy reach of Lowestoft town centre, the railway station, and local beaches. Offering exceptional value for money and being sold with no onward chain, an early viewing is strongly advised.

### Communal Entrance Hall

### Private Entrance Hall

Fitted carpet, stairs off to the first floor, power points.

### Lounge

13'6" x 16'3" (4.13 x 4.96)

Fitted carpet, coved ceiling, double aspect Upvc windows, power points, T.V point, storage heater.

### Kitchen/Breakfast Room

14'6" x 10'2" (max I-shaped) (4.44 x 3.11 (max I-shaped))

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, 2 x full length walk in storage/pantry cupboards, extraction cooker hood, flat plastered ceiling, storage heater, space for dining table and chairs, Upvc window.

### First Floor

Full length landing creating 3 separate bedrooms, family bathroom and Separate W.C, fitted carpet, flat plastered ceiling, storage heater, full length airing cupboard, power points.





### Bedroom 1

14'2" x 10'8" (4.33 x 3.27)

Fitted carpet, flat plastered ceiling, Upvc window, electric heater, power points, full length fitted wardrobe,/cupboard.

### Bedroom 2

14'1" x 8'0" (4.3 x 2.45)

Fitted carpet, flat plastered ceiling, Upvc window, electric heater, power points.

### Bedroom 3

12'5" x 11'3" (3.79 x 3.43)

Fitted carpet, flat plastered ceiling, Upvc window, power points, T.V point, electric heater, full length fitted wardrobe/cupboard.

### Separate W.C

Timber effect vinyl flooring, low level W.C, Upvc window.



### Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, tiled splash backs, Upvc window.

### Notes

Aldreds has the adjacent property available also so could be purchased together at a reduced price if you are looking for an investment purchase



### Lease Details

Brand new 999 Year Lease

Council Tax Band - A

Service Charge will be on an as and when basis split with the neighbouring property ( Roof and communal hallway )

Ref: L2611/05/26

## Floor Plan



## Viewing

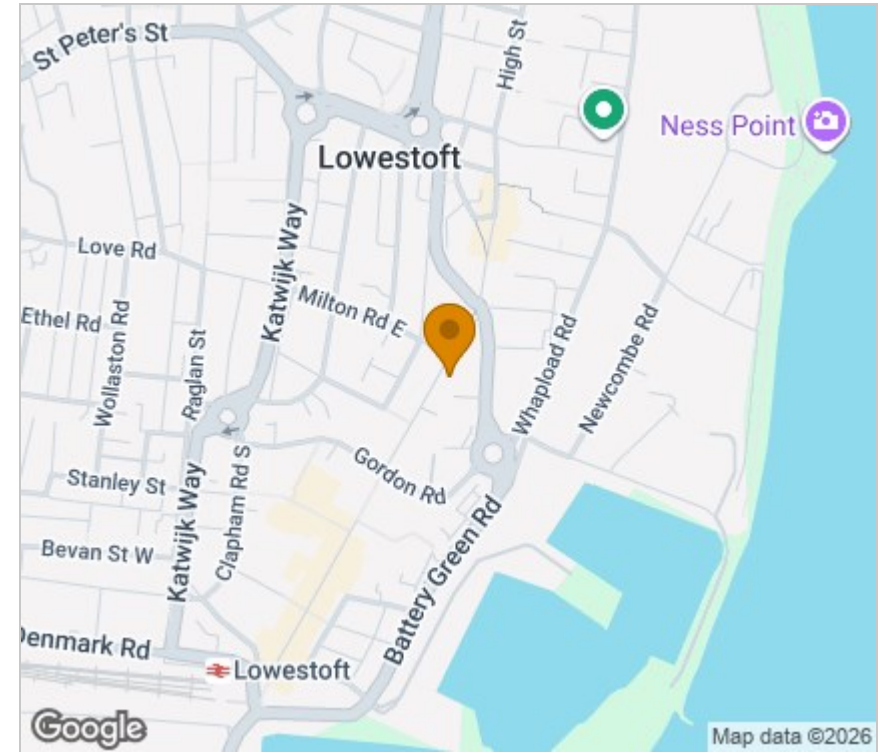
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

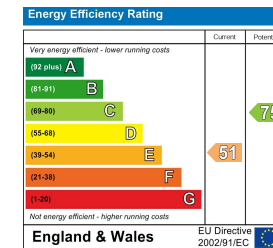
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## Area Map



## Energy Efficiency Graph



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