



## 23 Norwich Road

Lowestoft, NR32 2BJ

Offers Over £120,000



Aldreds are delighted to offer this three bedroom mid terraced property, Conveniently located within walking distance of the railway station and the award-winning beaches of Lowestoft, this well presented property offers generous and versatile accommodation throughout.

The ground floor comprises a welcoming hall entrance, a separate living room, a dining room, a fitted kitchen, and a family bathroom. To the first floor, there are three well-proportioned bedrooms.

Externally, the property benefits from an outbuilding to the rear, ideal for storage, and a generous enclosed lawned garden providing ample space for outdoor seating and bistro-style dining.

Further benefits include gas central heating via a combination boiler and sealed unit double glazing throughout. Offered with no onward chain, this property would make an ideal purchase for first-time buyers or a buy-to-let investor. Competitively priced, early viewing is highly recommended.



### Entrance Hall

uPVC opaque double glazed entrance door, fitted carpet, power points, radiator.

### Lounge 10'4" x 10'9" (3.17 x 3.3)

Fitted carpet, radiator, tv point, consumer unit.

### Dining Room 13'0" x 10'8" (3.98 x 3.27)

Fitted carpet, radiator, uPVC window, power points, understairs storage cupboard.

### Kitchen 11'6" x 7'1" (max) (3.53 x 2.16 (max))

Vinyl flooring, a range of fitted kitchen units, roll top work surfaces, stainless steel sink, plumbing for a washing machine, gas combination boiler (still under warranty), uPVC window, door leading to rear garden, radiator.

### Bathroom

Vinyl flooring, bathroom suite comprising of a panel bath with shower over, low level WC, pedestal sink, opaque double glazed windows, extractor fan, radiator.

### Landing

Fitted carpet.

### Bedroom 1 10'10" x 12'11" (3.32 x 3.96)

Fitted carpet, uPVC window, radiator, tv point, full length storage cupboard, power points.

### Bedroom 2 12'11" x 10'8" (3.96 x 3.27)

Fitted carpet, uPVC window, power points, tv point.

### Bedroom 3 11'6" x 7'0" (3.53 x 2.15)

Fitted carpet, uPVC window, radiator, tv point, power points.

### Outside

To the front of the property there is a forecourt enclosed by low level brick walls. To the rear there is generous sized lawned garden, a range of flowers and shrubs, all enclosed by high timber fencing, useful outbuilding, rear timber access gate.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band 'A'

Ref: L2559/02/26

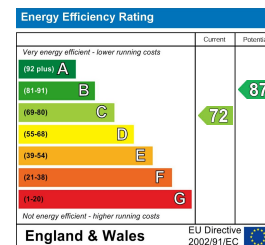
## Area Map



## Floor Plans



## Energy Efficiency Graph



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