



01502 576840
www.angeandco.co.uk

Long Road
Lowestoft, NR33 9DG

'Offers In Excess Of' **£140,000**

Ideal first home to PUT YOUR STAMP ON. This end terrace property is situated on a popular road in CARLTON COLVILLE & is offered with NO ONWARD CHAIN. Accommodation comprises; 2 RECEPTION ROOMS, kitchen, bathroom with 3 bedrooms (3rd off 2nd). Partial uPVC DG & GCH throughout. Enclosed, PRIVATE rear garden.

* ONE TO VIEW *

ENTRANCE

Through the part glazed door into the entrance of this home; laminate flooring and opening into the...

DINING ROOM

11' 6" x 11' 0" (3.53m x 3.37m)

Good size reception room overlooks the rear garden through the uPVC double glazed window. Laminate flooring, radiator and power points. Opening into the...

KITCHEN

9' 1" x 7' 0" (2.78m x 2.14m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, power points and part glazed door out to the rear garden.

LOUNGE

11' 5" x 10' 8" (3.49m x 3.27m)

At the front of the home with fitted carpet, uPVC double glazed window, radiator, TV and power points.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with mixer tap and shower. Laminate flooring, opaque single glazed windows, radiator and the gas central heating boiler in situ.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to bedrooms 1 & 2.

BEDROOM 1

11' 6" x 11' 0" (3.51m x 3.37m)

Double bedroom at the front of the home with fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe offering your storage solution.

BEDROOM 2

11' 6" x 10' 10" (3.51m x 3.31m)

Another double with fitted carpet, single glazed window, radiator, power points and door into...

BEDROOM 3

9' 0" x 7' 3" (2.76m x 2.21m)

Last but certainly not least... Fitted carpet, single glazed window, power points.

OUTSIDE

Low maintenance shingle frontage with mature shrubs set into borders. Gated access to the rear garden... Mainly laid to lawn with mature trees and shrubs set into borders; patio area offers the perfect place for alfresco dining and timber sheds offer your storage solution.

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE CERTIFICATE RATING - E



GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.4 SQ.M.)

LONG ROAD, LOWESTOFT, NR33 8QG

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

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