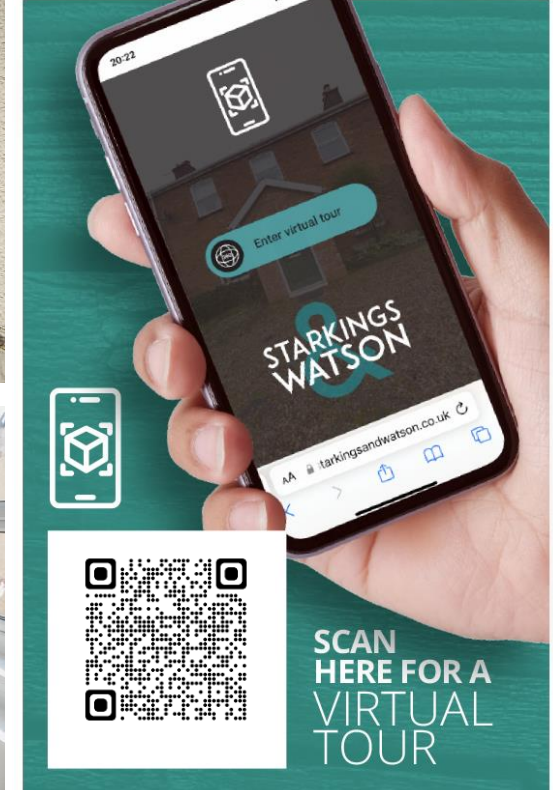


# ROMAN ROAD Lowestoft NR32 2DG

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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# STARKINGS & WATSON



- Walking Distance to Amenities
- Mid-Terrace Home
- On Road Parking
- Two Reception Rooms
- Galley Style Kitchen
- Bathroom with Shower
- Three Bedrooms
- Courtyard Garden Access

Situated in the COASTAL TOWN of LOWESTOFT, this MODERNISED and RECENTLY RE-CARPETED and DECORATED mid-terrace home, is ready to move in! Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is located within walking distance to amenities, with ON ROAD PARKING. Once inside, a TRADITIONAL LAYOUT can be found, with a SITTING ROOM to front, dining room, GALLEY STYLE KITCHEN and family bathroom with a SHOWER. Heading upstairs, TWO BEDROOMS lead off the landing, with a THIRD BEDROOM off the second. A rear courtyard access can be found also.

#### LOCATION

Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR32 2DG), but to help you...Lead Lowestoft heading North along Denmark Road, turn right into Trafalgar Street, and left into Norwich Road. Continue along, turning right into Stanford Street, and right again into Roman Road where the property can be found on the left hand side, indicated by our To Let board.

The property is accessed directly from Roman Road, with a passage way to the side of the property leading to the rear courtyard.

Obscure glazed entrance door to:

#### SITTING ROOM

9' 5" x 9' 2" Max. (2.87m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, electric fuse box, opening to:

#### INNER HALLWAY

Fitted carpet, stairs to first floor landing, opening to:

#### DINING ROOM

9' 4" x 7' 11" Max. (2.84m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in under stairs storage space, thermostat heating control, door to:

#### KITCHEN

9' 1" x 4' 9" (2.77m x 1.45m) Fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



splash backs, space for electric cooker, tiled flooring, space for washing machine, uPVC double glazed window to side, opening to:

#### REAR HALLWAY

Continued tiled flooring, door to rear courtyard, door to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, continued tiled flooring, uPVC obscure double glazed window to side, extractor fan, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, doors to:

#### DOUBLE BEDROOM

9' 5" x 9' 3" Max. (2.87m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to front, built-in over stairs storage cupboard.

#### DOUBLE BEDROOM

9' 6" x 7' 11" Max. (2.9m x 2.41m) Fitted carpet, radiator uPVC double glazed window to rear, door to:

#### BEDROOM

12' 3" x 4' 9" (3.73m x 1.45m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in airing cupboard housing wall mounted gas fired central heating boiler.

#### OUTSIDE REAR

A hard standing courtyard style access can be found leading to the rear entrance.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

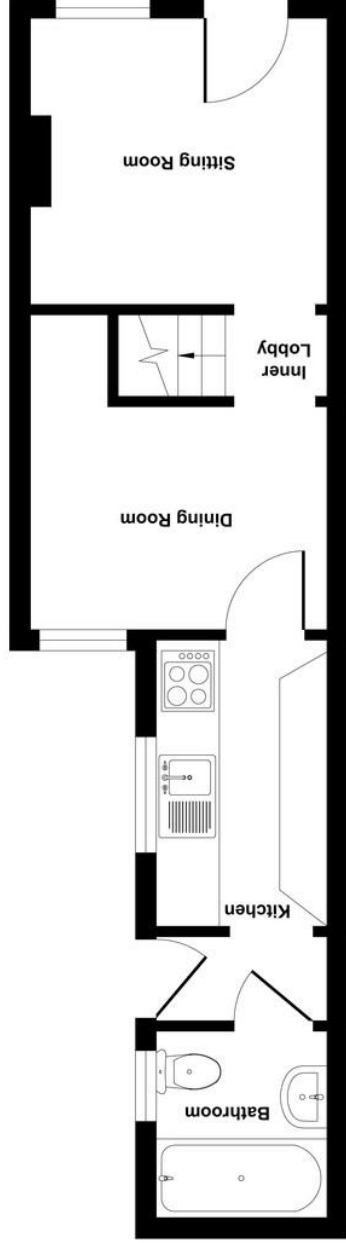
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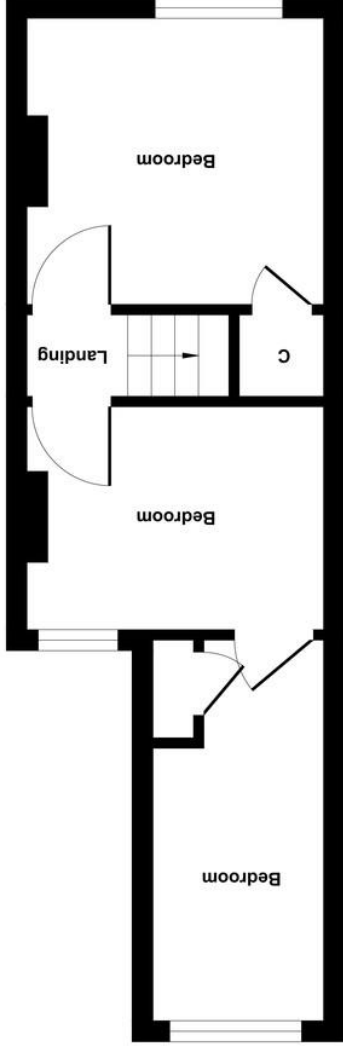
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Ground Floor  
Approximate Floor Area  
283 sq. ft.  
(26.29 sq. m)



First Floor  
Approximate Floor Area  
250 sq. ft.  
(23.22 sq. m)



Approx. Gross Internal Floor Area 533 sq. ft / 49.51 sq. m