



Edgerton Road
Lowestoft, NR33 9BG

£800 pcm

Property Features

- SEMI-DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- LOUNGE
- KITCHEN
- GARDEN ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED
- OFF ROAD PARKING
- LARGE BOARDED ATTIC SPACE

Full Description

LangWrights are pleased to bring to market this semi-detached bungalow in a popular residential community in South Lowestoft. BENEFITING from off road parking within a large SOUTH facing garden, 2 double bedrooms, gas central heating and uPVC double glazing throughout.

The accommodation comprises an entrance hall with a wall mounted boxed in consumer unit, radiator, telephone and power points. Both double bedrooms have a front facing aspect with the Master comprising a king size bed frame, two wardrobes, a larger dresser and tv, both feature, radiators and power points. The shower room comprises an opaque uPVC double glazed window to the side aspect, an enclosed shower cubicle, W.C. heated towel rail and a wash basin inset within a vanity unit. The kitchen comprises wall and base units, a ceramic hob, an eyeline double oven, a washing machine and fridge. A stainless steel drainer sink with tiled splash backs sits below a uPVC double glazed window to the side aspect. The lounge features a fire surround with a disconnected gas fire, a large flat screen TV and power points and flows through to the south facing garden room with wood effect laminate flooring, an American style fridge freezer, space for furnishings and a dining table, base mounted units and a hatch opening to the kitchen. uPVC French doors open onto a South facing patio and garden.

The loft space is a big storage area with laminate flooring and accessed via a ladder in situ, the gas combi boiler is conveniently mounted out of the way and there is ample natural light courtesy of a large uPVC double glazed velux window.

To the front is a picket fence and mainly laid to lawn with flower and shrub borders, a path takes you to the front door and continues to a gate for rear garden access.

To the rear is a south facing garden with a patio area, lawn and ample gated parking at the rear, included are a timber shed with power and a tumble dryer plus a summer house that is insulated and has power.



LOCATION & SURROUNDING AREA

Edgerton Road, is located equidistantly of Oulton Broad, a wonderful area of Suffolk, and the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. Oulton Broad is a very popular place to come for water sports such as; powerboat racing, sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, bars, shops & health beauty salons and a short walk from both Oulton Broad North & South railway stations, offering direct trains to Ipswich and Norwich. Lowestoft also has a golden sandy beach approximately 2 miles away.

GARDEN ROOM

(5.79m x 2.32m)

18' 11" x 7' 7"

LOUNGE

(3.19m x 3.67m)

10' 5" x 12' 0"

KITCHEN

(2.70m x 2.27m)

8' 10" x 7' 5"

MASTER BEDROOM

(3.18m x 3.79m)

10' 5" x 12' 5"

BEDROOM 2

(2.72m x 2.67m)

8' 11" x 8' 9"

SHOWER ROOM

(1.53m x 1.33m)

5' 0" x 4' 4"

BOARDED LOFT ROOM WITH LADDER ACCESS

(3.70m x 5.26m)

12' 1" x 17' 3"

TENURE: FREEHOLD

EAST SUFFOLK COUNCIL TAX BAND 'B'

ENERGY RATING: D

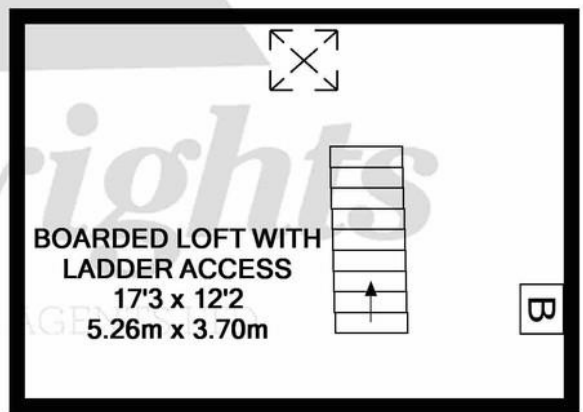
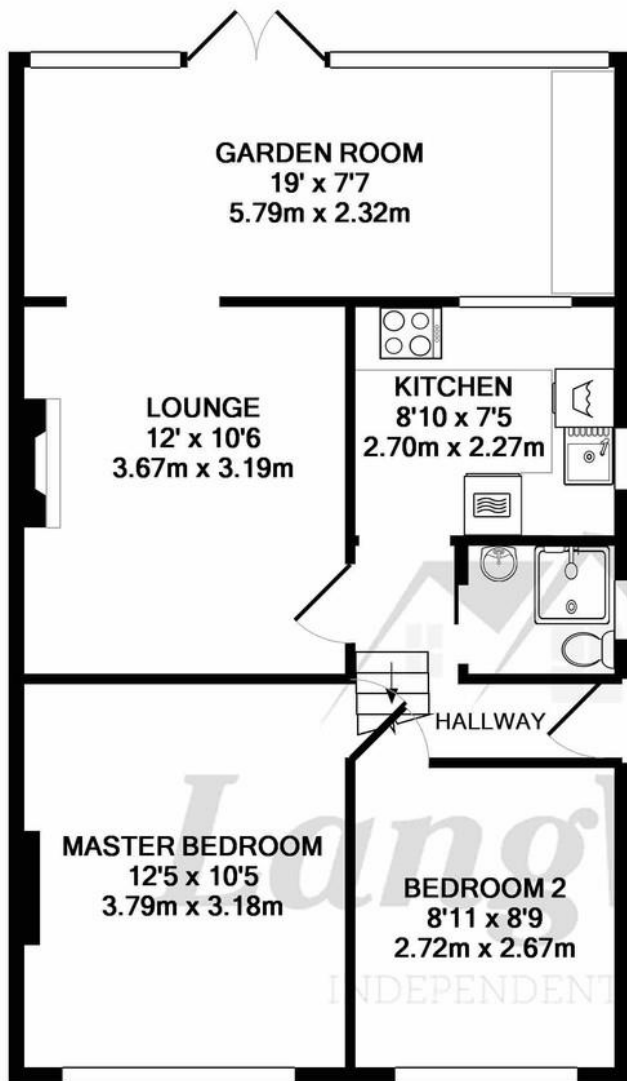
SERVICES: MAINS GAS, ELECTRICITY & METERED WATER

RENT £800 pcm

DEPOSIT £923.07 (5 WEEKS RENT)



GETTING IT RIGHT, EVERYTIME



GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)



EGERTON ROAD
TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 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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