



01502 576840
www.angeandco.co.uk

Beaconsfield Road
Lowestoft, Suffolk, NR33 0RJ

£160,000

Through the front door of this Victorian house you enter a MODERN HOME... SPACIOUS living with modern style & CLOSE proximity to all amenities & our EAST COAST finest beach...

BOASTING an entrance hallway with cloakroom / WC, 2 receptions, OPEN-PLAN kitchen / diner & 3 DOUBLE bedrooms with a 4 piece bathroom. uPVC double glazed windows & GCH with combi boiler. Low maintenance courtyard & versatile OUTBUILDING with electric.

* NO CHAIN *

ENTRANCE HALLWAY

Giving access to the downstairs living accommodation; fitted carpet, radiator, power points and stairs up to the first floor landing.

CLOAKROOM / WC

Modern low level WC and wash basin; vinyl flooring.

LOUNGE

14' 11" x 11' 6" (4.55m x 3.52m)

Overlooking the front of the home through the uPVC double glazed bay window, radiator, TV and power points.

DINING ROOM

12' 2" x 9' 10" (3.71m x 3.02m)

Good size second reception has fitted carpet, uPVC double glazed window, radiator and power points.

KITCHEN / DINER

18' 2" x 9' 4" (5.55m x 2.87m)

Modern wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your appliances. Vinyl flooring, radiator, TV, power points and gas central heating / domestic hot water water in situ; French uPVC double glazed doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms and bathroom; over stair cupboard gives storage and loft access.

BEDROOM 1

14' 7" x 12' 1" (4.45m x 3.70m)

Super size bedroom at the front of the home features fitted carpet uPVC double glazed bay window, radiator and power points.

BEDROOM 2

12' 5" x 9' 11" (3.80m x 3.04m)

Another good size double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3

9' 3" x 9' 3" (2.83m x 2.83m)

Last but by no means least... Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

Modern 4 piece suite comprises a low level WC, pedestal basin, panelled bath and corner cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Low maintenance courtyard garden has pedestrian access to the rear service road. OUTBUILDING (9' 10" x 9' 7" (3.00m x 2.94m)) is a versatile room however you choose to utilise with tiled flooring, light and power points.

EAST SUFFOLK COUNCIL TAX - BAND A
ENERGY PERFORMANCE RATING - D



Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.