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Hollingsworth Road
Lowestoft, NR32 4AT
'Offers In Excess Of' £150,000

Positioned in close proximity to a range of local amenities including POPULAR SCHOOLS, the property is ready for you to MAKE IT YOUR OWN. Accommodation comprises; entrance hall, lounge, KITCHEN / DINER & cloakroom / WC. 3 bedrooms with family bathroom. uPVC DG throughout with gas heaters, GENEROUS rear garden & outbuilding / store.

ENTRANCE PORCH INTO HALLWAY

Double glazed porch with vinyl flooring leads into the hallway... Fitted carpet, gas heater, telephone, power points, stairs to the first floor and door into the...

LOUNGE

14' 11" x 10' 11" (4.57m x 3.35m)

Good size lounge has fitted carpet, uPVC double glazed window, TV, power points and a gas fire in situ.

DINING ROOM

11' 11" x 6' 11" (3.64m x 2.12m)

Fitted carpet, uPVC double glazed window, radiator and power points. Large opening into the...

KITCHEN

10' 3" x 9' 11" (3.14m x 3.03m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed windows, power points and door into the...

REAR LOBBY

Versatile space offers a blank canvas with doors to both sides of the side of the home, brick store and...

WC

5' 2" x 3' 1" (1.59m x 0.96m)

WC; fitted carpet and window.

BRICK STORE

11' 5" x 7' 6" (3.49m x 2.30m narrowing to 1.34m)

Another versatile space ready for you to make your own... Wall units, worktop, window and power points.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor... Fitted carpet, uPVC double glazed window, gas heater, handy cupboard gives storage and loft access in situ.

BEDROOM 1

11' 10" x 11' 8" (3.63m x 3.56m narrowing to 3.37)

Good size double bedroom has fitted carpet, uPVC double glazed window, gas heater, TV, power points and built-in wardrobes give storage.

BEDROOM 2

14' 2" x 9' 10" (4.32m x 3.02m narrowing to 2.21m)

Fitted carpet, uPVC double glazed window, gas heater and power points.

BEDROOM 3

10' 11" x 6' 2" (3.34m x 1.89m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, gas heater, power point and built-in cupboards give storage.

SHOWER ROOM

Suite comprises a low level WC, wash basin and cubicle with electric shower. Fitted carpet, opaque uPVC double glazed window and electric towel radiator.

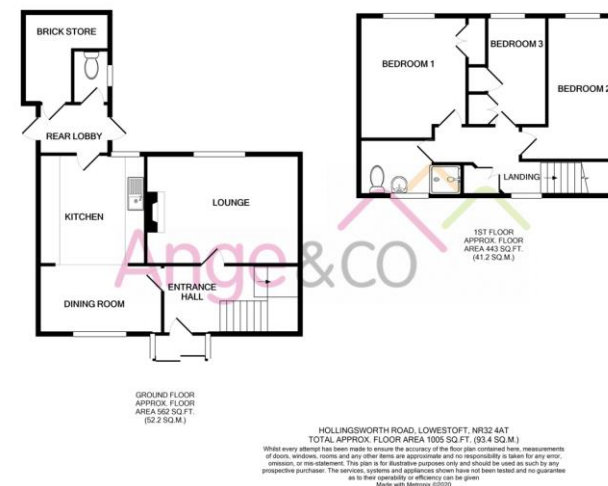
OUTSIDE

Laid to lawn frontage with mature shrubs set into borders. Pedestrian path leads to the front of the home and gated access leads to the rear garden... Larger than expected and mainly laid to lawn, the rear garden offers a blank canvas ready for you to make your own. With mature trees and shrubs, a shingle border and patio area.

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE CERTIFICATE RATING - TBC

The key to a better move



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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.

