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Beaconsfield Road
Lowestoft, NR33 0RJ

'Offers In Excess Of' £130,000

MOTIVATED VENDORS... Close to all local amenities, transport links & schooling. Set in **SOUTH LOWESTOFT** & just a short walk from one of the East Coast's finest **BEACHES...**

Not to be missed... Accommodation comprises an entrance hallway, **BAY FRONTED LOUNGE**, dining room, kitchen; 3 **SEPARATE** bedrooms & bathroom. Low maintenance frontage & **COURTYARD** rear garden.

****CALL TO VIEW****

ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... Laminate flooring, radiator and power points.

LOUNGE

13' 7" x 10' 10" (4.15m x 3.32m)

Overlooking the front of the home through the uPVC double glazed bay window; fitted carpet, radiator, TV and power points. Opening into the...

DINING ROOM

11' 9" x 8' 11" (3.59m x 2.74m)

Versatile second reception room has exposed floorboards, uPVC double glazed window, radiator and power points.

KITCHEN

11' 10" x 8' 10" (3.62m x 2.70m)

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 window, radiator and power points. Door into the...

REAR LOBBY

6' 7" x 2' 7" (2.01m x 0.81m)

Tiled flooring, cupboard housing the gas central heating boiler and door out to the garden.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with mains shower over. Vinyl flooring, opaque uPVC double glazed window and radiator.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms; fitted carpet, cupboard offering your storage solution and loft access in situ.

BEDROOM 1

14' 2" x 11' 9" (4.33m x 3.60m)

Good size double bedroom is at the front of the home and has exposed floorboards, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2

12' 2" x 8' 6" (3.71m x 2.61m)

Fitted carpet, uPVC double glazed window, radiator, power points and built-in cupboard offering your storage solution.

BEDROOM 3

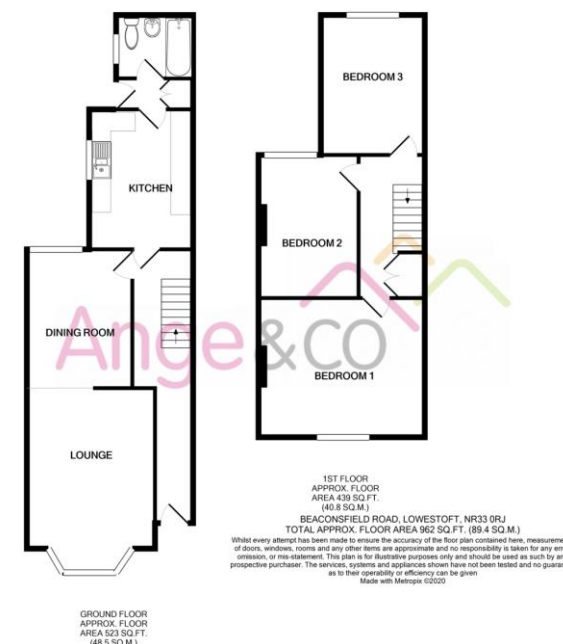
11' 7" x 8' 11" (3.54m x 2.74m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Low maintenance frontage and rear courtyard garden with raised beds and gated rear access.

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



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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.