



Beccles Road, South Oulton Broad, Lowestoft

Offers In Excess Of £170,000

- POPULAR LOCATION
- ENTRANCE PORCH
- REAR LOBBY
- SOUTH OULTON BROAD
- OPEN-PLAN RECEPTIONS
- 2 BATHROOMS
- 2 DOUBLE BEDROOMS
- EXTENDED KITCHEN
- LAID TO LAWN LONG GARDEN

EXTENDED terrace 2 bed HOME on a POPLAR road in South Oulton Broad benefits OPEN-PLAN receptions, GOOD kitchen with rear lobby & 2 bathrooms. Long laid to lawn rear garden... Popular location for all, close to the local Tesco/Esso garage, Carlton Marshes, good schooling & public transport. ONE TO VIEW.

PORCH

Just the place to leave your outer wears; fitted carpet, uPVC double glazed window and door to the...

LOUNGE

3.49m x 3.96 (11'5" x 12'11")

With a large opening into the 2nd reception this room overlooks the front of the home. Fitted carpet, uPVC double glazed window, radiator, wall lighting, TV and power points; stairs up to the first floor.

DINING ROOM

3.49m x 3.67 (11'5" x 12'0")

Fitted carpet, radiator, wall lighting, TV and power points; open fire place with surround and door into the...

KITCHEN

3.75m x 3.44m (12'3" x 11'3")

Extended kitchen has an array of wall and base units with quartz worktop, inset sink / drainer, double wall oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. Laminate flooring, Velux window and power points; opening to the...

REAR LOBBY

Handy addition to the home giving access to the rear garden and internally to the...

SHOWER ROOM

Tiled top to toe with a modern suite comprising a pedestal basin, WC and large enclosed shower cubicle; uPVC double glazed window and radiator.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor, doors to both bedrooms and loft access in situ.

BEDROOM 1

3.50m x 3.19m (11'5" x 10'5")

Good size double bedroom has fitted carpet, uPVC double glazed window, radiator and power points; door to the...

BATHROOM

5.56m x 1.81m (18'2" x 5'11")

Exceptional in size, this bathroom has a vanity unit with inset basin, WC and a panelled bath. Vinyl flooring, opaque uPVC double glazed window and radiator. The gas central heating / domestic hot water boiler in situ and a built-in cupboard gives storage.

BEDROOM 2

3.45m x 2.35m (11'3" x 7'8")

At the front of the home this bedroom has fitted carpet, uPVC double glazed window, radiator and power points; over stair cupboard.



OUTSIDE

Property has a low maintenance frontage, whilst the bisected rear garden is laid to lawn with a variety of plants, flowers, shrubs and trees. Various seating areas and a pedestrian path leads you to the bottom of the garden; timber shed and greenhouse in situ.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - RATING D