



## Beaconsfield Road, Lowestoft

Offers In Excess Of £130,000

- NO CHAIN
- LOUNGE
- 4 PIECE BATHROOM
- GOOD ENERGY RATING
- NEW KITCHEN
- uPVC DG & GCH
- 3 BEDROOMS (3RD OFF 2ND)
- BREAKFAST / UTILITY
- ENCLOSED GARDEN

Another property sold by Ange&Co!

### LOUNGE

3.30m x 2.97m (10'9" x 9'8")

At the front of the home; fitted carpet, uPVC double glazed window, radiator, TV / power points and cupboard houses the meters and consumer unit; door to...

### KITCHEN

3.31m x 3.24m (10'10" x 10'7")

NEW kitchen with wall, base units and breakfast bar; worktop with inset sink, hob with extractor fan over and double wall oven. Vinyl flooring, uPVC double glazed window, radiator, power points and under stair cupboard.

### BREAKFAST ROOM / UTILITY

3.94m x 1.65m (12'11" x 5'4")

Originally the kitchen of the home however, now a multi-purpose room; vinyl flooring, uPVC double glazed window, radiator and space / plumbing for your chosen appliances; gas central heating / domestic combination boiler in situ.

### BATHROOM

4 piece suite comprises a pedestal sink, WC, bath and enclosed cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to beds 1 & 2.

### BEDROOM 1

3.28m x 3.27m (10'9" x 10'8")

Double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator and power points.

### BEDROOM 2

3.32m x 2.46m (10'10" x 8'0")

Fitted carpet, uPVC double glazed window, radiator and power points; over stair cupboard and door into...

### BEDROOM 3

2.77m x 1.67m (9'1" x 5'5")

Good size 3rd; fitted carpet, uPVC double glazed window, radiator and power points.

### OUTSIDE

Enclosed rear garden has recently been seeded; seating areas and pedestrian access to the rear. Plenty of on road parking.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC RATING - C

