



**Aldreds**  
Estate Agents

3 The Green

Lound, Lowestoft, NR32 5NS

£220,000





### 3 The Green

Lound, Lowestoft, NR32 5NS

Sitting in the picturesque and semi rural village of Lound we are delighted to offer this well presented modern mid terrace with allocated parking and pleasant garden. The property has an attractive view of an open green to front. Internally there is an entrance hall, lounge, kitchen/dining room, landing two bedrooms and a bathroom. Oil central heating and double glazing.

#### Entrance Hall

Door to front, stairs rising to landing, radiator.

#### Lounge

16'11" x 8'10" plus recess (5.18 x 2.71 plus recess)

Under stair cupboard, double glazed window front aspect, radiator.

#### Kitchen/Diner

12'1" x 9'10" (3.7 x 3)

Base & wall units with worktops, sink with drainer, door to rear, double glazed window to rear aspect, electric cooker point, plumbing for washing machine, radiator.

#### Landing

#### Bedroom 1

12'1" max x 10'5" max (3.7 max x 3.18 max)

Double glazed window to front aspect, radiator.

#### Bedroom 2

12'1" x 9'6" (3.7 x 2.91)

Storage cupboard, double glazed window to rear aspect, radiator.

#### Shower Room

7'2" x 5'10" (2.2 x 1.8)

Shower in cubicle, hand basin, low level WC, part tiled walls, heated towel rail.







### Outside

Allocated parking, lawned front garden with pathway to front door. To the rear there is well kept paved and astro turf garden with bushes & shrubs, oil tank, external oil boiler.

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

TBC

### EPC

E rating - 52

### Directions

Leave Gorleston heading south along the A47, continue over the Hopton roundabout, turn right at the next junction into Jay Lane, continue into Lound, at the crossroads turn right into The Street, turn right into The Green where the property can be found on the right hand side.

### Location

Lound is a small village just under 4 miles south west of Gorleston \* 1 mile West of the A47 \* There is a pond and a public house and is readily accessible to Great Yarmouth and Lowestoft.

Ref G18105/07/24



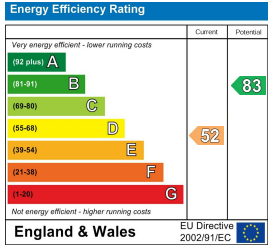
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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