

**Aldreds**  
Estate Agents

8 Lovewell Road

Lowestoft, NR33 0RQ

Offers Over £145,000



## 8 Lovewell Road

Lowestoft, NR33 0RQ

Aldreds are pleased to present this spacious three bedroom mid terrace home, ideally located in the highly sought after area of South Lowestoft. Within walking distance of local amenities, schools, and the beach, this property offers excellent value for families, first time buyers, or investors alike. The accommodation comprises an entrance hall, a generous lounge, separate dining room, fitted kitchen, conservatory, and a ground floor shower room. Upstairs, the landing provides access to three separate bedrooms and a WC. Outside, the property benefits from a low maintenance rear garden. To the rear, there is also a garage providing secure storage and valuable off-road parking. Offered with no onward chain, this family home presents an excellent opportunity to purchase in a popular coastal location.

### Entrance Hall

Fitted carpet, radiator, power points, uPVC window.

### Lounge

11'10" x 11'5" (3.61 x 3.48)

Fitted carpet, uPVC window, radiator, power points, sliding doors leading to:-

### Dining Room

12'3" x 11'9" (3.75 x 3.6)

Fitted carpet, window, radiator, power points, gas fireplace.

### Kitchen

8'8" x 8'7" (2.65 x 2.63)

Timber effect vinyl flooring, a range of fitted kitchen units with extended work surfaces, space for electric cooker, extraction cooker hood, recess and plumbing for a washing machine, recess for fridge/freezer, stainless steel sink, tiled splashbacks, window, radiator, power points, full length pantry cupboard.

### Shower Room

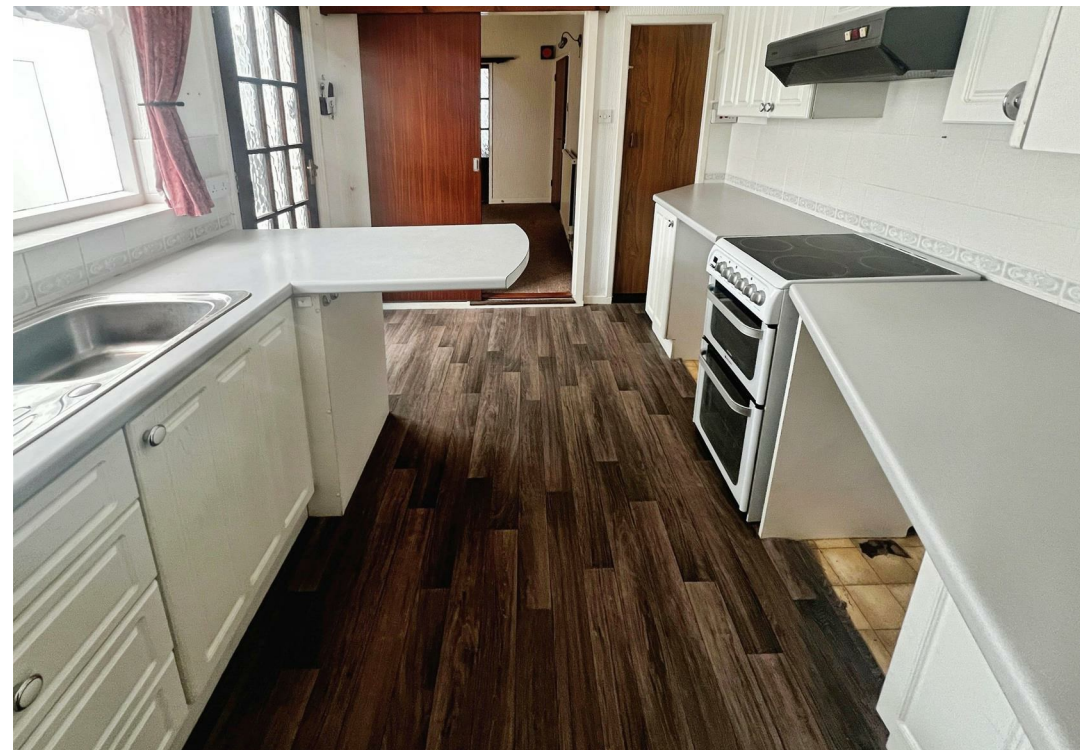
8'11" x 9'8" (2.73 x 2.96)

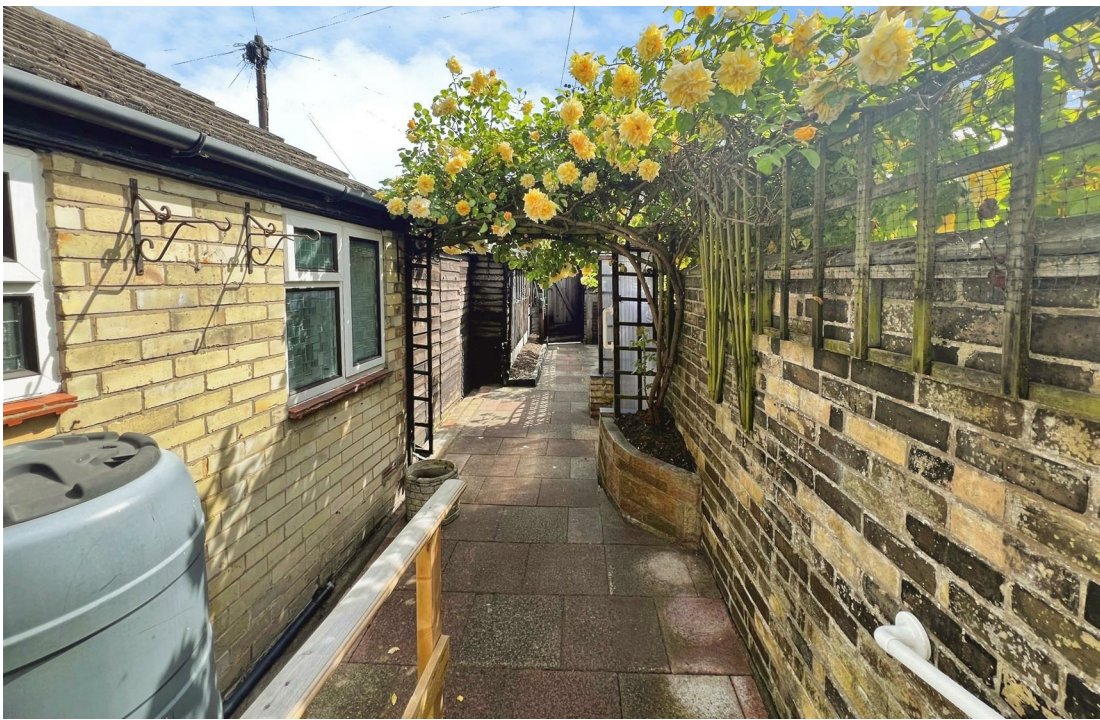
Timber effect vinyl flooring, shower suite comprising of a full size shower tray with shower screen, aquaboard splashbacks, hand basin, low level WC, heated towel rail, opaque uPVC window, radiator, extractor fan.

### Conservatory

5'1" x 8'9" (1.56 x 2.67)

Fitted carpet tiles, uPVC door leading to the rear garden.





### Landing

Fitted carpet, access to three separate bedrooms, loft access, full length storage cupboard.

### Bedroom 1

11'4" x 11'9" (3.47 x 3.6)

Fitted carpet, uPVC window, tv point, radiator, power points, built in wardrobe.

### Bedroom 2

10'0" x 11'3" (3.06 x 3.45)

Fitted carpet, uPVC window, radiator, power points, built in wardrobes.

### Bedroom 3

8'7" x 9'11" (2.63 x 3.04)

Fitted carpet, uPVC window, radiator, power points.

### WC

Low level WC, hand basin.

### Outside

To the rear of the property there is a low maintenance garden laid to concrete, flower beds, timber shed, all enclosed by high brick walls, rear access gate, garage to the rear of the property.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band 'A'

Ref: L2631/06/26



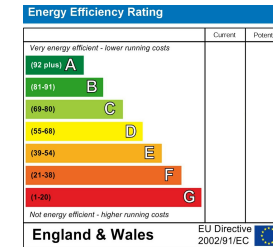
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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