



**Aldreds**  
Estate Agents

60 Ipswich Road  
, Lowestoft, NR32 1TT

Offers Over £175,000





## 60 Ipswich Road

, Lowestoft, NR32 1TT

Aldreds are delighted to offer this Victorian three bedroom end terrace house situated in this popular location close to shops, schools and local amenities. It is also within walking distance of Lowestoft beach. The property is very well presented throughout with tasteful and modern style decoration and the family accommodation comprises of a lounge, kitchen, breakfast room, and ground floor WC. On the first floor there are three generous sized bedrooms and a family bathroom. There is also an attic room which has ample space for storage/hobbies room. The property has double glazing throughout and gas central heating. To the rear of the property there is an attractive garden with lots of future potential, there is a gate at the rear of the garden providing rear access. Set at a very realistic asking price, this is ideal for a first time buyer or potentially a buy to let investor. An early viewing is strongly recommended. The vendor had already found a property to purchase which is chain free.

### Lounge

10'9" x 14'0" (3.3 x 4.27)

Fitted carpet, double glazed bay window, power points, radiator.

### Dining Room

10'9" x 11'10" (3.3 x 3.61)

Wood effect flooring, power points, radiator, feature fireplace, double glazed window, alcove storage.

### Breakfast Room

11'6" x 8'9" (3.51 x 2.67)

Wood effect flooring, power points, radiator, storage cupboard, double glazed window.

### Kitchen

8'0" x 8'0" (2.46 x 2.44)

Vinyl flooring, a range of fitted kitchen units with work surfaces over, stainless steel sink with single drainer, tiled splashbacks, space for oven and hob, extractor fan, recess for fridge/freezer, recess and plumbing for washing machine, double glazed window, power points.







### Lobby/Utility room

Laminate flooring, door leading to rear garden.

### Cloakroom

Wood effect flooring, cloakroom suite comprising of a low level WC, hand basin, tiled splashback, double glazed window.

### First Floor Landing

Fitted carpet, stairs rising to second floor.

### Bedroom 1

13'8" x 12'0" (4.19 x 3.66)

Fitted carpet, radiator, power points, two double glazed windows, built in storage.

### Bedroom 2

8'3" x 14'0" (2.54 x 4.27)

Fitted carpet, radiator, power points, double glazed window, built in storage.

### Bedroom 3

8'0" x 11'1" (2.46 x 3.38)

Fitted carpet, radiator, power points, double glazed window, gas boiler.

### Bathroom

Vinyl flooring, bathroom suite comprising of a shower set over a panel bath, low level WC, vanity sink unit, part tiled walls, double glazed window, radiator.

### Second Floor Attic Room

Wood flooring, Velux window, ideal for storage use.

### Outside

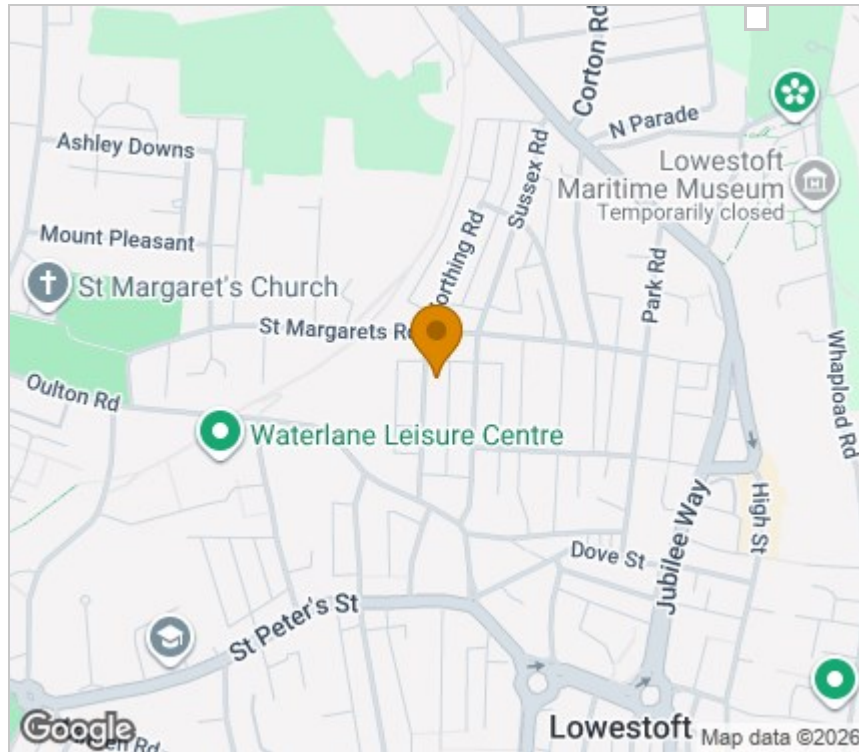
Outside to the front there is a forecourt with low level brick wall. To the rear there is a spacious garden which is partially laid to lawn, patio seating area, concrete shed base, gated rear access, all enclosed by high timber fencing.

### Council Tax

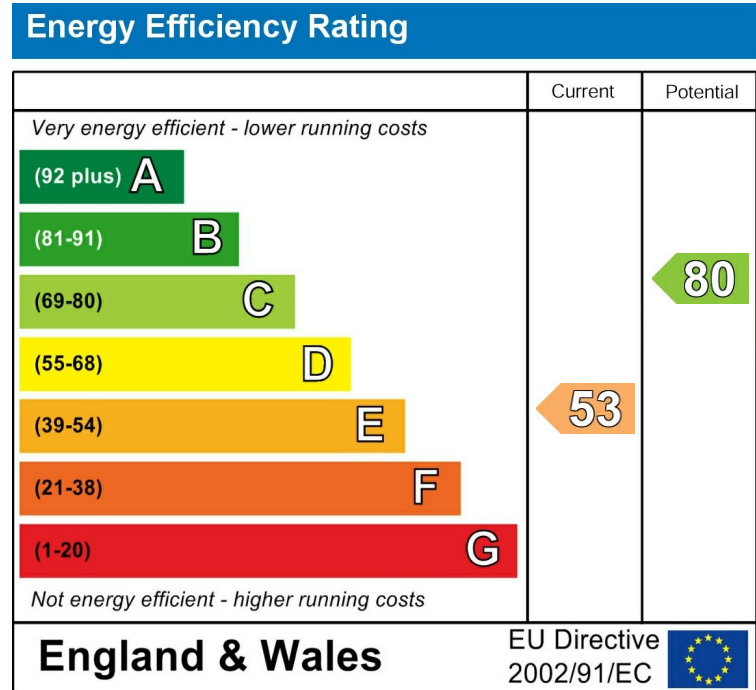
Band 'B'



## 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.

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