



Aldreds
Estate Agents

75 Oxford Road

Lowestoft, NR32 1TN

Offers Over £120,000



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2



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Aldreds are delighted to offer this exceptional three-bedroom family home, offered at a highly competitive asking price and providing spacious, versatile accommodation throughout. The property comprises a welcoming entrance hall, two well-proportioned reception rooms, a fitted kitchen, rear lobby and a family bathroom. On the first floor, a small landing gives and three bedrooms. Outside, the property benefits from a generous west-facing rear garden, predominantly laid to lawn, offering an ideal space for outdoor relaxation and family enjoyment. Retaining a wealth of character, the home features attractive original details including decorative cornices and cast-iron fireplaces, while also benefiting from modern comforts such as uPVC double-glazed windows and gas-fired central heating. Properties in this sought-after location at such an attractive price point rarely come to market. Offered with no onward chain, an early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Entrance Hall

Upvc entrance door, original central cornice, power points, radiator, stairs off to the first floor,

Lounge

10'6" x 12'0" (3.21 x 3.67)

Flat plastered and coved ceiling, Upvc window, power points, T.V point, central feature timber fireplace, radiator.

Dining Room

11'5" x 13'8" (3.48 x 4.19)

Upvc window, coved ceiling, radiator, power points, full length under stair cupboard, T.V point.

Kitchen

11'6" x 8'2" (3.53 x 2.51)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, tiled splash backs, double stainless steel sink with single drainer, Upvc window, recess for white goods including plumbing for washing machine, wall mounted energy efficient gas boiler.

Rear Lobby

Tiled effect vinyl flooring, radiator, Upvc door leading to rear garden.





Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath enclosed by glass screen, low level W.C, vanity sink unit, part tiled walls, Upvc window, radiator.

First Floor

Small landing, flat plastered and coved ceiling.

Bedroom 1

12'7" x 13'10" (3.84 x 4.22)

Flat plastered and coved ceiling, Upvc window, power points, T.V point, original cast iron fireplace, radiator, full length cupboard/wardrobe with loft access leading to loft space.

Bedroom 2

11'1" x 13'6" (3.4 x 4.14)

Coved ceiling, radiator, power points, original cast iron fireplace, Upvc window, T.V point, door leading to bedroom 3.

Bedroom 3

11'4" x 8'2" (3.46 x 2.5)

Coved ceiling, Upvc window, radiator, power points, full length airing cupboard.

Outside To The Front

There is an enclosed garden with patio footpath leading to front door, enclosed by low level brick walls.

Outside To The Rear

There is a west facing lawned garden with a range of flower and shrub borders, metal storage shed, ample space for bistro style dining which is all enclosed by high fencing and brick walls with pedestrian/vehicular rear access.

Services And Tenure

Freehold

Council Tax Band A

Mains Gas Electric Drains & Water



