Aldreds
Estate Agents

1 Bixley Road

Lowestoft, NR33 0ER

Asking Price £125,000

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Aldreds are delighted to offer this beautiful 2 bedroomed property situated in this very desirable and private South Lowestoft location. This outstanding home is presented to an excellent standard throughout and has a really homely feel with the benefit of stripped and varnished floorboards in all reception rooms and bedrooms. It has been recently redecorated throughout and benefits a modern gas central heating system and Upvc double glazed windows. The versatile spacious accommodation includes 2 reception rooms, fitted kitchen and to the first floor there is a full size landing creating 2 separate double bedrooms and a separate bathroom. Within walking distance there are all local amenities including local parks and the award winning South Lowestoft beach. An outstanding property set at a very realistic asking price and viewings are strongly recommended with no onward chain.

Lounge

12'2" x 11'7" (3.72 x 3.55)

Stripped and varnished floorboards, Upvc window, Upvc entrance door, power points, T.V point, radiator, tiled fireplace with open fire.

Inner Hallway

Stripped and varnished floorboards, stairs off to the first floor.

Dining Room

12'1" x 12'2" (3.7 x 3.72)

Stripped and varnished floorboards, Upvc window, radiator, power points, T.V point, full length storage cupboard.

Kitchen

8'4" x 6'0" (2.56 x 1.83)

Ceramic tiled flooring, range of fitted kitchen units, roll top work surfaces, stainless steel sink with single drainer, recess for white goods, power points, electric cooker point, Upvc window, Upvc door leading out to the rear garden, spotlighting.

First Floor Landing

Full length landing creating 2 separate bedrooms and a separate bathroom, stripped and varnished floorboards.

Bedroom 1

11'11" x 12'3" (3.64 x 3.75)

Stripped and varnished floorboards, flat plastered ceiling, Upvc window, power points, T.V point, radiator, full length storage cupboard.

Bedroom 2

9'10" x 11'6" (3.01 x 3.53)

Stripped and varnished floorboards, Upvc window, radiator, power points, flat plastered ceiling.

Bathroom

7'10" x 5'9" (2.4 x 1.76)

Laminate flooring, white bathroom suite comprising of a panel bath with shower mixer tap, low level WC, pedestal sink, tiled splash backs, heated towel rail, Upvc window.

Outside To The Rear

There is a very well presented enclosed courtyard garden with brick outbuilding which has full plumbing facilities for washing machine and tumble dryer so can be used as an external utility room. Ample space for outside bistro style dining with pedestrian rear access.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

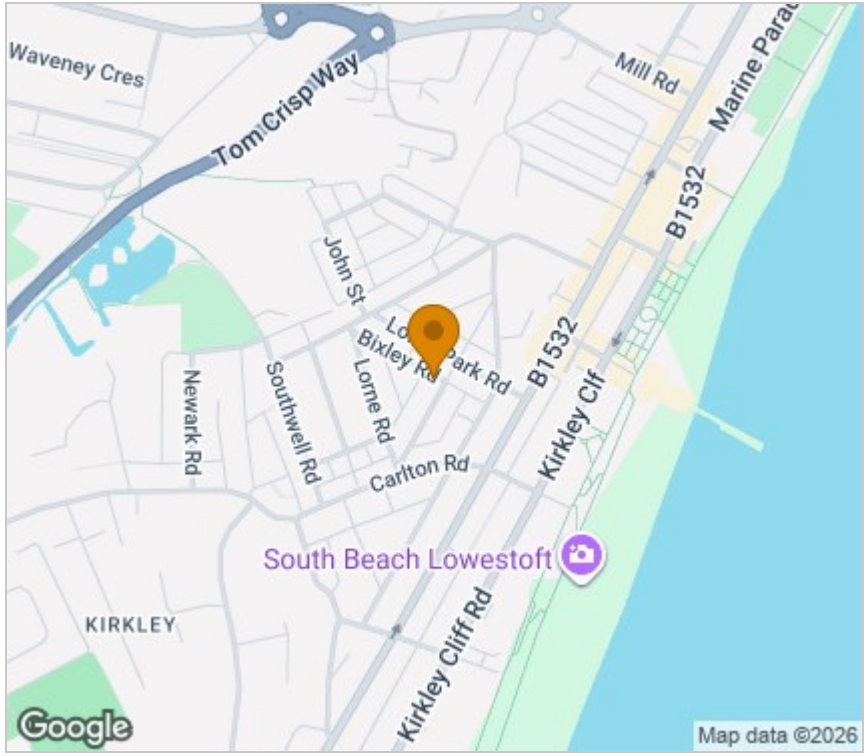
Council Tax

East Suffolk. Band 'A'

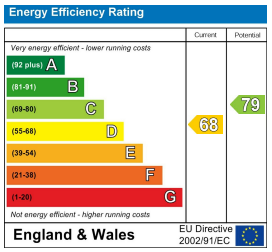
Ref: L2443/09/25

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.

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