



30 Rotterdam Road  
Lowestoft, NR32 2HA  
£145,000



# 30 Rotterdam Road

Lowestoft, NR32 2HA

Aldreds are delighted to offer this Larger than average 3 bedrooomed mid terraced property situated in this very desirable North Lowestoft location being close to all amenities. The property benefits from Upvc double glazing and gas fired central heating with versatile accommodation including 3 reception rooms, spacious fitted kitchen and ground floor bathroom. On the first floor there are 3 bedrooms. Outside to the rear there is a spacious garden providing ample space for bistro style dining with the advantage of a garage providing off road parking. Some updating works are required. This spacious home does offer outstanding value for money and an early viewing is advised.

## Lounge

13'7" x 10'10" (4.15 x 3.31)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point.

## Inner Hallway

Fitted carpet, stairs off to the first floor.

## Dining Room

11'3" x 10'11" (3.43 x 3.33)

Fitted carpet, coved ceiling, Upvc window, power points.

## Breakfast Room

12'2" x 11'0" (3.71 x 3.37)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, T.V point.

## Kitchen

9'9" x 10'7" (2.99 x 3.25)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, gas cooker point, recess for white goods including plumbing for washing machine, power points, stainless steel sink with single drainer, tiled splash backs, wall mounted energy efficient combination boiler.

## Rear Lobby

Ceramic tiled flooring, full length storage cupboard, Upvc door leading to rear garden.





### Family Bathroom

Timber effect vinyl flooring, white bathroom suite with a shower set over a panel bath, vanity sink, low level W.C, half tiled walls, Upvc window, radiator.

### First Floor

Small landing with a fitted carpet.

### Bedroom 1

11'11" x 14'6" (3.65 x 4.42)

Fitted carpet, coved ceiling, radiator, Upvc window, power points.

### Bedroom 2

11'8" x 13'9" (3.57 x 4.21)

Fitted carpet, Upvc window, radiator, power points, full length storage cupboard, T.V point with a door leading to Bedroom 3.

### Bedroom 3

13'3" x 6'10" (4.04 x 2.10)

Fitted carpet, Upvc window, power points.

### Tenure And Services

Freehold

Mains Electric Gas And Drains

Council Tax Band - A

### Outside To The Rear

There is a spacious garden with a range of flowers and shrubs enclosed by high fencing. Brick built garage providing off road parking with vehicular rear access.

### Outside To The Front

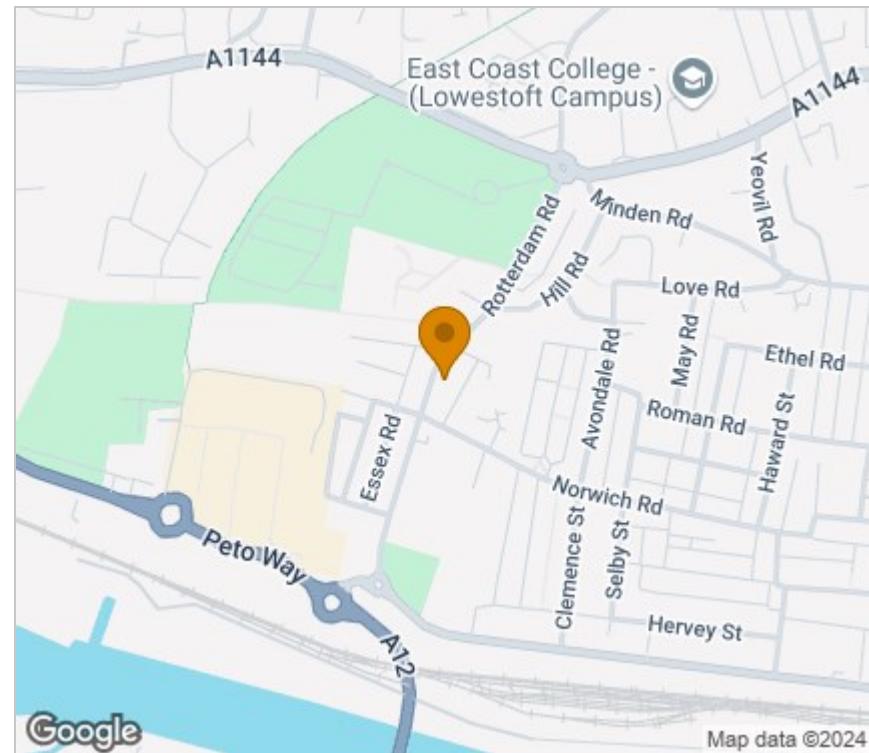
There is a small enclosed garden with a footpath leading to front door.



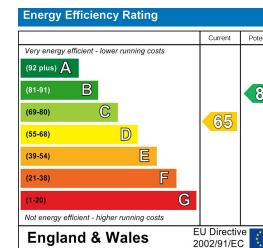
## Floor Plan



## 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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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.C. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA