



**Aldreds**  
Estate Agents

86 Cambridge Road

Lowestoft, NR32 1TF

Asking Price £135,000



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## 86 Cambridge Road

Lowestoft, NR32 1TF

Aldreds are delighted to offer this exceptionally well-presented two-bedroom property, situated in the highly desirable North Lowestoft area. Beautifully maintained throughout, this outstanding home combines tasteful décor with charming original features, including feature fireplaces in both principal bedrooms. The spacious and versatile accommodation comprises two reception rooms, a quality fitted kitchen, rear lobby and ground floor WC. To the first floor, a small landing leads to two generous double bedrooms and a beautifully appointed shower room. Outside, the property benefits from an enclosed rear garden, providing an ideal space for bistro-style dining and outdoor entertaining. Additional features include gas fired central heating and uPVC double glazed windows throughout. Conveniently located within walking distance of the beach, town centre and railway station, this superb home is perfectly suited as a first-time purchase or investment opportunity. Properties finished to such a high standard rarely become available, and early viewing is strongly recommended. Offered with no onward chain.

### Lounge

10'6" x 11'4" (3.22 x 3.47)

Fitted carpet, flat plastered & coved ceiling, Upvc window with fitted window blind, beautiful feature fireplace, radiator, power points, T.V point.

### Inner Hallway

Fitted carpet and stairs off to the first floor.

### Dining Room

11'10" x 10'6" (3.63 x 3.22)

Laminate flooring, central fireplace with living flame fire, timber surround, marble inset & hearth, power points, T.V point, Upvc window, radiator, under stair storage cupboard.

### Kitchen

10'4" x 6'2" (10'3" x 6'2") (3.15 x 1.89 (3.14 x 1.89))

Laminate tiled flooring, full range of quality modern fitted kitchen units, extended work surfaces, stainless steel sink, tiled splash backs, recess for white goods including plumbing for washing machine, eye level built in electric oven with 5 burner gas hob, stainless steel extraction cooker hood, coved ceiling with inset spot lighting, power points, Upvc window.

### Rear Lobby

Laminate tiled flooring, Upvc door leading to rear garden, integral full length fridge/freezer.

### Ground Floor W.C

Ceramic tiled flooring, high level W.C, pedestal sink, fully tiled walls, Upvc window.

### First Floor

Landing with fitted carpet.





### Bedroom 1

11'11" x 10'7" (11'0" x 10'6") (3.65 x 3.23 (3.36 x 3.22))

Fitted carpet, Upvc window, flat plastered and coved ceiling, power points, full length cupboard/wardrobe, radiator, original cast iron fireplace.

### Bedroom 2

12'4" x 10'7" (12'0" x 10'8") (3.77 x 3.23 (3.67 x 3.26))

Fitted carpet, flat plastered & coved ceiling, Upvc window, T.V point, power points, original cast iron fireplace, radiator, full length cupboard/wardrobe, door to:- shower room.

### Shower Room

9'10" x 6'2" (3.0 x 1.89)

Timber effect vinyl flooring, quality fitted shower suite comprising of a oversized shower cubicle enclosed by curved glass screen doors with aqua board splash backs. low level W.C, vanity sink unit with round bowl sink, inset spot lighting, aqua board splash back walls, Upvc window, full length storage cupboard, full length feature radiator.

### Outside

Outside to the front there is an enclosed garden with footpath to front door.

Outside to the rear there is a beautifully presented garden which is laid to ornamental stone with a raised decked seating area providing ample outside space for bistro style dining.

### Tenure And Services

Freehold

Council Tax Band - A

Mains Gas Electric Water And Drains

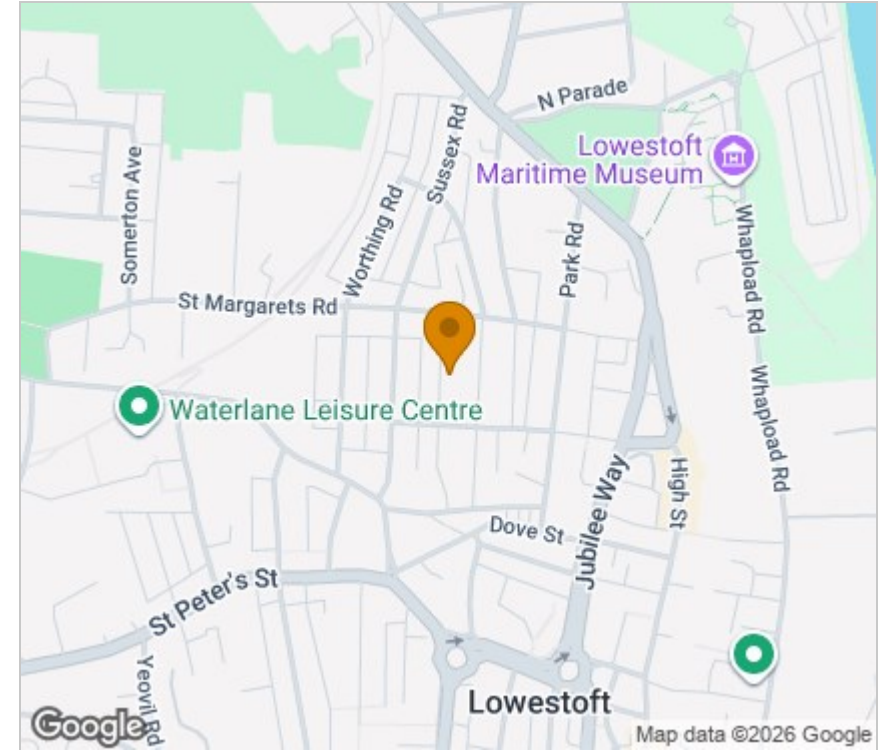
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## Floor Plan



## Area Map



## Viewing

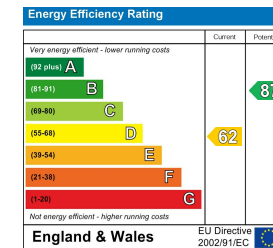
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA