

Aldreds
Estate Agents



8 Edgerton Road

Lowestoft, NR33 9BG

Asking Price £170,000



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Aldreds are delighted to offer this semi-detached bungalow, conveniently located in South Lowestoft and within walking distance of local amenities, including the railway station, beach, and nearby National Park. The accommodation comprises an entrance hall, two separate bedrooms, a spacious lounge/diner, fitted kitchen, and bathroom. To the front of the property is a brick weave driveway providing off-road parking for two vehicles, while to the rear is a generous, fully enclosed garden offering a pleasant and private aspect. The property would benefit from modernisation throughout, presenting an excellent opportunity for buyers to personalise and add value. Offered with no onward chain, this home has considerable potential, and early viewing is highly recommended.

Entrance Hall

Upvc entrance door, Fitted carpet, power point full length storage cupboard.

Bedroom 2

9'4" x 8'11" (2.86 x 2.74)

Fitted carpet, Upvc window, power points, radiator.

Bedroom 1

8'10" x 8'11" (2.7 x 2.74)

Fitted carpet, Upvc window, radiator, power points.

Lounge/Dining Room

21.06 x 8.11 (6.40m.1.83m x 2.44m.3.35m)

Fitted carpet, Upvc bay fronted window, Upvc window to side, power points, telephone point, radiator, electric fireplace with wooden surround.

Kitchen

10'5" x 7'5" (max) (3.19 x 2.28 (max))

Ceramic tiled flooring, Upvc window, Upvc opaque door leading to rear garden, power points, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for cooker, washing machine and fridge/freezer, gas condensing Worcester boiler, full length pantry/cupboard.





Bathroom

5'1" x 7'9" (1.55 x 2.38)

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, radiator, Upvc window, tiled walls.

Outside

Outside To The Front

There is a brick weave driveway providing ample off road parking for 2 cars, flower and shrub borders, side gate leading to rear garden, which is all enclosed by a low level fence and brick wall.

Outside To The Rear

There is a concrete seating area, lawned area, 2 x timber shed, side gate leading to front driveway, all enclosed by fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

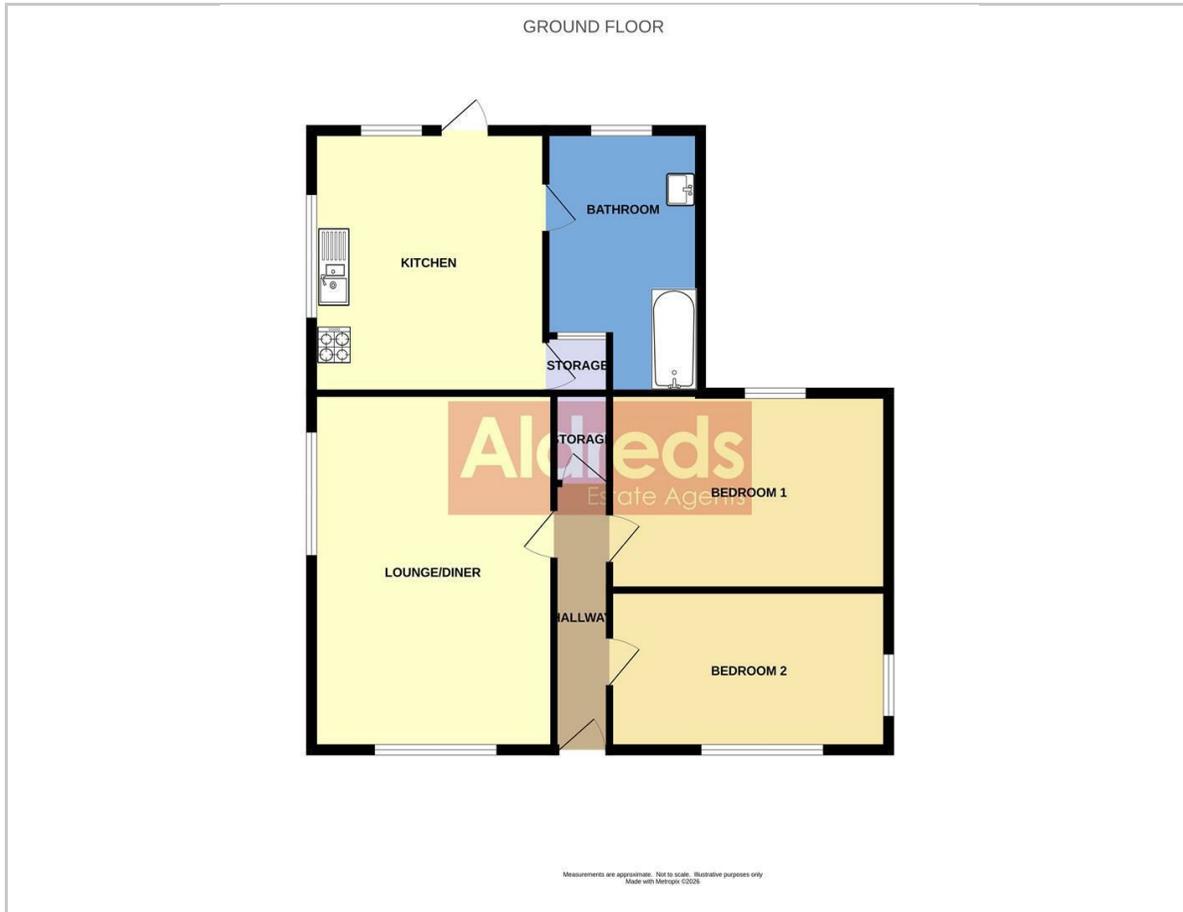
Council Tax

East Suffolk. Band 'B'

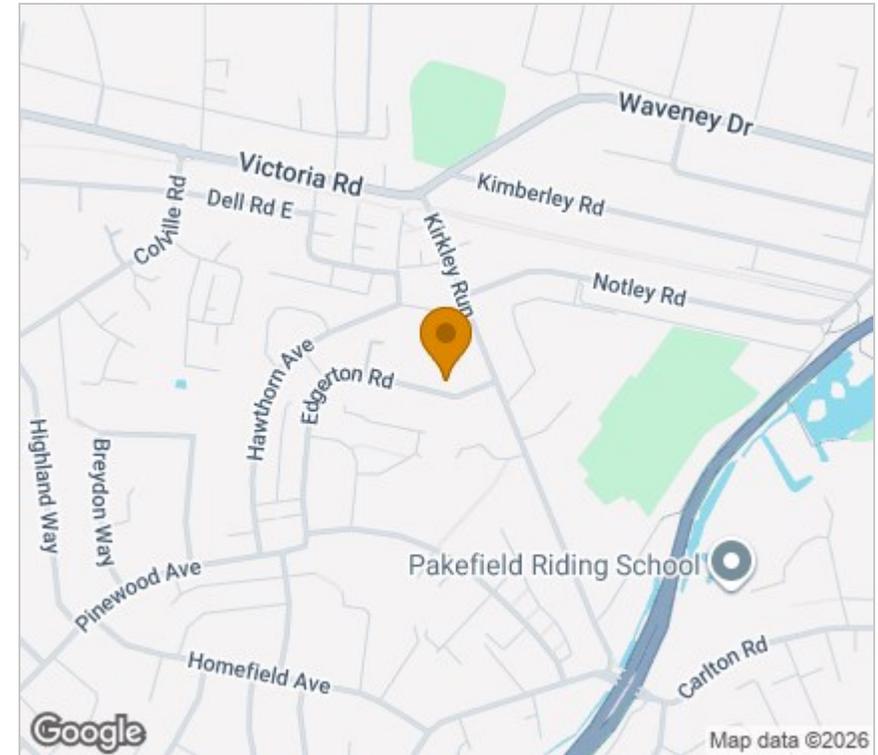
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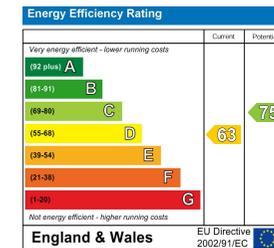
Floor Plan



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.

Disclaimer

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