



30 Ontario Road

South Lowestoft, Lowestoft, NR33 0EU

£145,000



Aldreds are delighted to offer this 3 separate bedoomed mid terraced property which offers outstanding family accomodation including an entrance hall, 2 reception rooms, spacious kitchen, lean to utility area, ground floor bathroom and to the first floor there is a full sized central landing creating 3 separate bedrooms and an upstairs W.C. Presented to an outstanding standard throughout with modern gas fired central heating and Upvc double glazed windows being within walking distance of all local amenities including the award winning South Lowestoft Beach. Beautiful family home, early viewing is strongly recommended.



Entrance Hall

Laminate flooring, stairs off to the first floor, radiator, entrance door, telephone socket.

Lounge 11'5" x 10'4" (3.48 x 3.17)

Laminate flooring, Upvc window, power points, feature fireplace with tiled inset, T.V point, power points, radiator.

Dining Room 10'11" x 10'10" (3.35 x 3.31)

Laminate flooring, coved ceiling, power points, UPVC window, T.V point, under stair storage cupboards.

Kitchen 8'10" x 9'3" (2.70 x 2.82)

Tiled flooring, range of fitted kitchen units, extended work surfaces, poly carbonate sink with single drainer, tiled splash backs, recess for cooker, radiator, Upvc window, power points.

Utility Area

Tiled flooring, energy efficient modern combination boiler, recess for fridge/freezer.

Family Bathroom

Ceramic tiled flooring, shower set over a panel bath, low level W.C, pedestal sink, radiator, Upvc window, extractor fan.

Lean To Conservatory

Ceramic tiled flooring, plumbing for washing machine, recess for tumble dryer, large aspect Upvc windows, Upvc door leading to rear garden.

First Floor

Full sized central galleried landing creating 3 separate bedrooms, fitted carpet, loft access leading to insulated loft space, radiator, full length storage cupboard.

Bedroom 1 10'11" x 14'5" (3.35 x 4.4)

Fitted carpet, Upvc window, radiator, tiled fireplace, power points.

Bedroom 2 9'10" x 11'4" (3.01 x 3.46)

Fitted carpet, Upvc window, power points, cast iron fireplace, full length storage cupboard, power points, radiator.

Bedroom 3 7'11" x 8'10" (max) (2.42 x 2.70 (max))

Fitted carpet, power points, Upvc window, radiator, door leading to a upstairs W.C.

W.C

Fitted flooring, low level W.C.

Tenure And Services

Freehold

Council Tax Band A

Mins Electric Gas And Drains

Outside To The Rear

There is a small courtyard garden proving space for bistro style dining with a storage shed and pedestrian rear access.

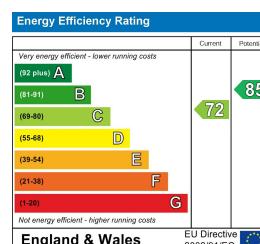
Area Map



Floor Plans



Energy Efficiency Graph



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