

Aldreds
Estate Agents



16 Southwell Road

Lowestoft, NR33 0RN

Offers Over £145,000



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Aldreds are delighted to offer this very well presented double bay fronted end terraced property situated in this very desirable South Lowestoft location being within walking distance of South Lowestoft amenities including the award winning beach and promenade. This outstanding family home offers spacious versatile accommodation including lounge, separate dining room, fitted kitchen, rear lobby and family bathroom and to the first floor there is a small landing and 3 bedrooms. To the outside rear there is a lawned garden with patio seating area providing space for bistro style dining. there would be options in the rear garden to create off road parking subject to the appropriate planning permissions. The benefits include Upvc double glazing and electric heating. An early viewing is strongly recommended to appreciate this beautiful family home. No onward chain

Lounge

11'4" x 12'1" (3.46 x 3.7)

Laminate flooring, walk in Upvc bay window, electric slimline storage heater, power points, T.V point, Upvc entrance door.

Inner Hallway

Laminate flooring, stairs off to the first floor.

Dining Room

11'7" x 11'0" (3.55 x 3.37)

Laminate flooring, coved ceiling, power points, slimline storage heater, under stair storage cupboard.

Kitchen

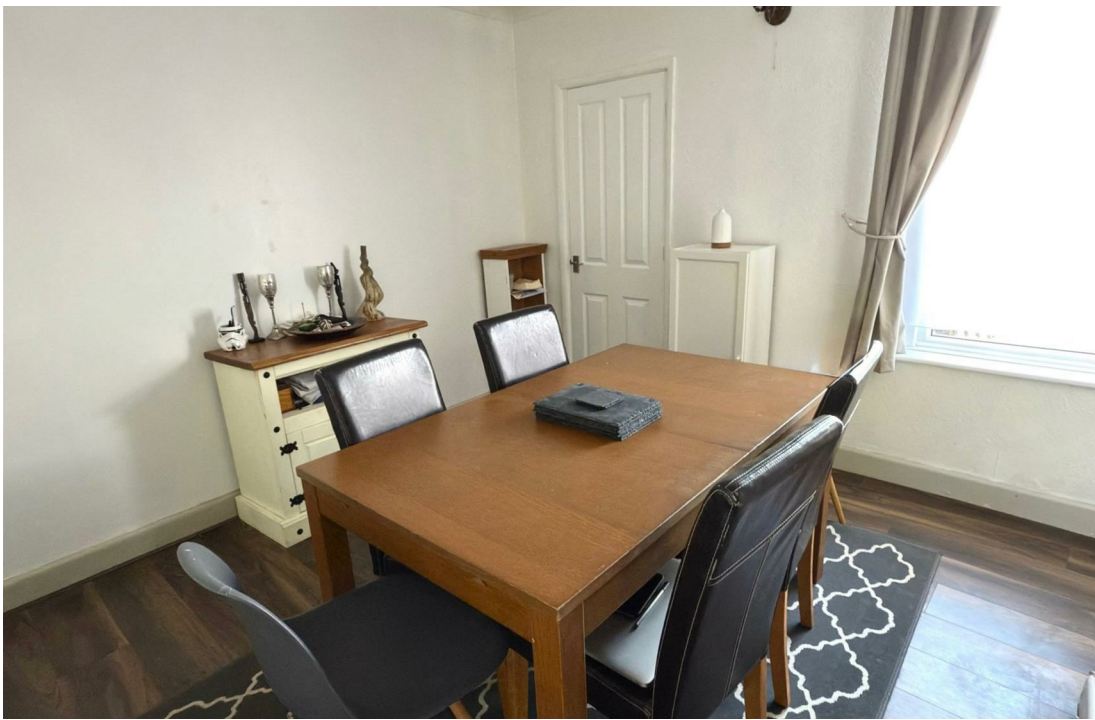
9'9" x 6'5" (2.98 x 1.98)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, power points, stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for a washing machine, large aspect Upvc window.

Lobby

Tiled effect vinyl flooring, Upvc door leading to rear garden, full length storage cupboard.





Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, low level W.C, pedestal sink, fully tiled walls, Upvc window, wall mounted electric heater.

First Floor

Small landing with original floor boarding, coved ceiling.

Bedroom 1

12'4" x 11'3" (3.78 x 3.45)

Original floorboards, Upvc walk in bay window, power points, slimline electric storage heater, full length storage cupboard.

Bedroom 2

11'4" x 11'3" (3.47 x 3.45)

Stripped and painted floor boarding, Upvc window, power points, telephone point, storage heater, door leading to bedroom 3.

Bedroom 3

9'2" x 6'9" (2.8 x 2.06)

Original floor boarding, slimline storage heater, Upvc window, power points.

Outside To The Front

There is an enclosed garden with footpath to front door.

Outside To the Rear

There is a spacious lawned garden with concrete/patio seating area, timber and felt garden shed, providing ample space for bistro style dining. this is all enclosed by high level walls and fencing. This does allow options to create an off road parking space subject to the appropriate permissions.

Tenure

Freehold

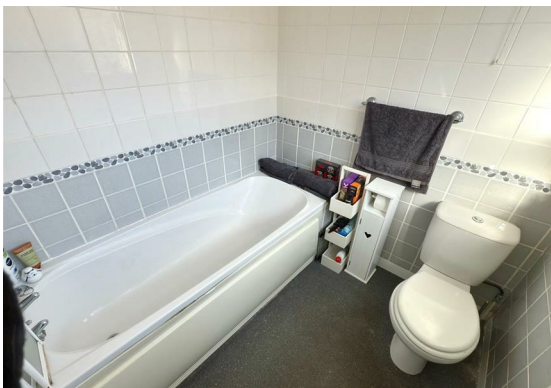
Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2460/09/25



Floor Plan



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

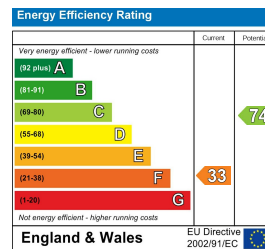
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Area Map



Energy Efficiency Graph



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