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PROPERTY DESCRIPTION:

Spacious 6 bedroom period property situated to the South of Lowestoft that is in good decorative order, has period features and is being sold chain free

**London Road South
Lowestoft NR33 0BG**

£219,950



ACCOMMODATION

Front Door To:

Entrance Hall:

Radiator, cove ceiling

Spacious Lounge: 16' 0" x 13' 2" (4.88m x 4.02m)

Double glazed bay window to front, pebble effect electric fire in surround, wall light point, radiator, ceiling rose, cove ceiling

Separate Dining Room: 12' 3" x 12' 3" (3.73m x 3.73m)

"Victorian" style fireplace in surround, double glazed window to rear, radiator

Modern Kitchen/Breakfast Room 19' 3" x 10' 6" (5.86m x 3.20m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, 4 ring ceramic hob, filter above oven below, space and plumbing for washing machine, room for electrical appliance, cupboard housing boiler for gas heating to radiators and domestic hot water, double glazed windows to side and double glazed door to rear, part tiled walls, tiled floor, cove ceiling, door and stair to:

Cellar: 11' 5" x 11' 4" (3.48m x 3.45m)

Window to rear, radiator, power points, light. This is very useful room and not just storage space

Stairs To First Floor Landing:

Porthole style roof light, storage cupboard, coved ceiling

Bedroom 1: 16' 1" x 12' 9" (4.91m x 3.88m)

Double glazed bay window to front, radiator, television point, cove ceiling, door to:

En-Suite Shower Room:

Modern white suite comprising: Shower, wash hand basin with cupboard under, low level W.C, part tiled walls, shelving, radiator, double glazed window to front, cove ceiling

Bedroom 2: 12' 4" x 12' 3" (3.76m x 3.73m)

"Victorian" style fireplace, double glazed window to rear, radiator, television point, cove ceiling

Bedroom 3: 10' 5" x 8' 9" (3.18m x 2.66m)

Double glazed window to rear, radiator, coved ceiling

Family Bathroom:

Modern white suite comprising: Penal enclosed bath, separate shower, pedestal wash hand basin, part tiled walls, extractor, radiator/heated towel rail, double glazed window to side, coved ceiling

Separate W.C:

Low level W.C, radiator, wash hand basin with tiled splash back, double glazed window to side

Stairs To Second Floor Landing:

Double glazed window to rear on half landing, loft access, coved ceiling

Bedroom 4: 13' 7" x 11' 1" (4.15m x 3.37m)

Double glazed window to front, radiator, coved ceiling

Bedroom 5: 12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to rear, television point, radiator, coved ceiling

Bedroom 6: 8' 1" x 6' 10" (2.46m x 2.08m)

Double glazed window to front, radiator, coved ceiling

Outside:

Front:

Lawn, path, mature plants

Rear:

Brick weave garden, outside light, power and water tap, gated rear access



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F		32	(21-38) F	31	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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