

Estate Agents Sales & Lettings Tel: 01502 502061





## **PROPERTY DESCRIPTION:**

A well presented 3 bedroom semi detached bungalow situated to the South of Lowestoft. The bungalow is in good decorative order and comprises: Entrance hall, lounge, modern kitchen & bathroom, gas heating to radiators, double glazing, off street parking and gardens



Westland Road Lowestoft NR33 9AA

# Monthly Rental Of £750

Due to the high volume of emails received daily, if your wish to view this property please Tel: 01502 502061 during office hours, where we will be able to help.



## ACCOMMODATION

**Double Glazed Door To:** 

**Entrance Hall:** Radiator, telephone point

**Lounge:** 13' 11'' x 10' 7'' (4.25m x 3.23m) Sliding patio doors to rear, radiator, pebble effect wall mounted electric

**Modern Kitchen:** *12' 7" x 9' 2" (3.83m x 2.79m)* Modern kitchen comprising: Sink and drainer with mixer tap cupboard below, further range of eye and base units, work tops, 4 ring gas hob with filter above and double oven below, space and plumbing for washing machine, integral fridge/freezer, cupboard housing boiler for gas heating to radiators, tiled floor, part tiled walls, double aspect with double glazed window to rear and double glazed window and door to side

**Bedroom 1:** *13' 0'' x 10' 8'' (3.96m x 3.25m)* Double glazed window to front, radiator

**Bedroom 2:** *10' 7'' x 10' 2'' (3.22m x 3.09m)* Double glazed window to front, radiator

**Bedroom 3:** 10' 6" x 6' 6" (3.21m x 1.99m) Double glazed window to side, radiator

### **Modern White Bathroom:**

Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, tiled floor and walls, double glazed window to rear, extractor

### **Outside:**

#### Front:

Enclosed garden with brick retaining wall and double gates, lawn flower borders

### **Off Street Parking:**

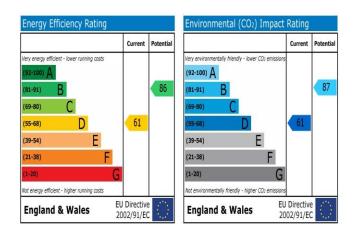
Leading to:

**Rear:** Patio area, lawn, flower beds and border, shed, outside tap



**Council Tax Band: B** 

EPC: D



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