

# Estate Agents Sales & Lettings Tel: 01502 50206

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## PROPERTY DESCRIPTION:

A well presented 3 bedroom cottage situated to the South of Lowestoft in sought after Gisleham. The property is in good decorative order and comprises: Lounge, dining room, modern kitchen & bathroom, gas heating to radiators, double glazing, 2 x off street parking spaces and gardens



London Road, Gisleham Lowestoft NR33 7PG

# Monthly Rental Of £695

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 Front Door To:**

**Lounge:** 11' 11" x 11' 3" (3.62m x 3.42m)

Display fireplace in surround, radiator, double glazed window to front, television cables, textured ceiling

**Dining Room:** 11' 2" x 10' 4" (3.41m x 3.16m)

Brick built display fireplace, double glazed window to rear, under stairs storage cupboard, radiator, textured ceiling, opening to:

**Modern Kitchen:** 9' 1" x 7' 3" (2.77m x 2.22m)

Modern kitchen comprising: Sink and drainer with mixer tap and cupboard below, further range of eye and base units work tops, Gas & electric cooker points, filter above, space and plumbing for washing machine, room for further electrical appliances, double glazed window to side, part tiled walls, textured ceiling

### **Rear Lobby:**

Cupboard housing boiler for gas heating to radiators, double glazed door to rear, door to:

### **Modern White Bathroom:**

Modern white suite comprising: Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, extractor, part tiled walls, double glazed window to side, radiator, textured ceiling

### **Stairs To First Floor Landing:**

**Bedroom 1:** 11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to front, television cable, single built in wardrobe, radiator, loft access, textured ceiling

**Bedroom 2:** 11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to rear, single built in wardrobe, radiator, textured ceiling, door to:

**Bedroom 3:** 8' 4" x 7' 5" (2.55m x 2.25m) Double glazed window to rear, textured ceiling

#### **Outside:**

#### Front:

Enclosed garden with path, lawn

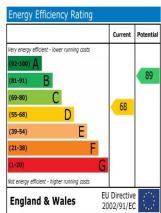
#### Rear:

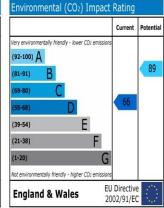
There is rear vehicle access with parking for vehicle, shed, gated rear access to garden: Patio area, lawn, hedging



**Council Tax Band: A** 

EPC: D





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