

Estate Agents Sales & Lettings Tel: 01502 502061





**PROPERTY DESCRIPTION:** 

A WELL PRESENTED 2 BEDROOM GROUND FLOOR FLAT WITH GARDEN - Situated to the North of Lowestoft and situated in a popular residential location.



**Ipswich Road** Lowestoft NR32 1TS

Monthly Rental Of £525



# ACCOMMODATION

**Communal Front Door & Entrance Hall:** Leading to:

**Own Front Door:** 

Hall: Radiator, storage cupboard

**Lounge:** 13' 11" x 12' 10" (4.24m x 3.92m) Display fireplace, radiator, television point, double glazed window to front.

## **Kitchen:** *10' 2'' x 8' 5'' (3.11m x 2.56m)*

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, space and plumbing for washing machine, gas cooker point, part tiled walls, double glazed window to rear, larder cupboard, storage cupboard, double glazed door to rear.

#### **Bedroom 1:** 13' 9" x 10' 4" (4.18m x 3.14m)

Double glazed window to rear, boiler for gas heating to radiators and domestic hot water, radiator, single built-in wardrobe.

## **Bedroom 2:** 11' 5" x 10' 4" (3.47m x 3.14m)

Double glazed window to front, radiator, single built-in wardrobe.

#### **Bathroom:**

Panel enclosed bath with shower, pedestal wash hand basin, low level W.C, double glazed window to rear, part tiled walls, storage cupboard.

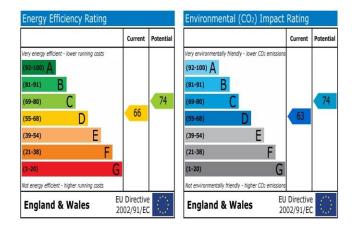
## **Outside To The Rear:**

Lawn, flower and shrub beds and borders, brick-built store, further brick-built store, mature tree

## **Council Tax Band: A**

EPC: D





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