



**126 Beaconsfield Road**  
, Lowestoft, NR33 0RH  
Offers Over £160,000



**126 Beaconsfield Road,  
Lowestoft, Suffolk, NR33 0RH**

'NO CHAIN' A superb character property providing very spacious accommodation, with a lovely open plan lounge/diner, with log burner, 3 good size separate bedrooms, and a modern fitted bathroom. The property has a cottage style kitchen which will include the cooker, washing machine and microwave. In addition, there are great size gardens, which just compliment the property.

This beautiful home has been completely redecorated throughout and is presented in 'READY TO MOVE IN' condition. An internal inspection is therefore essential to avoid disappointment.

**UPVC double glazed door to:-**

**GOOD SIZE ENTRANCE HALL**  
with feature pine floorboards, radiator, stairs to first floor, opening to:-

**DINING ROOM**

with understairs recess, feature natural brick fireplace with bressumer beam and log burner, double upvc doors to rear garden, pine floorboards, large opening to:-

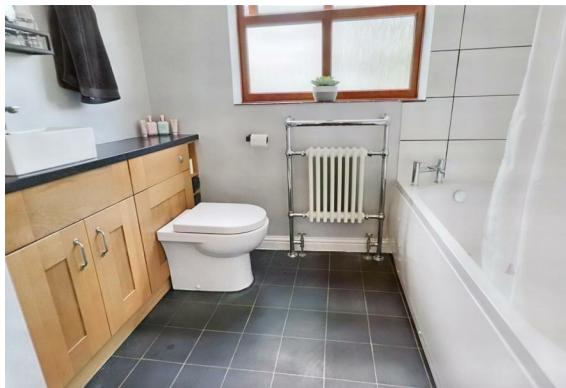
**LOUNGE**

upvc double glazed window, radiator, ornamental fireplace.

**KITCHEN**

good size kitchen having an attractive range of painted units with hardwood tops and pine wall units, space for upright fridge freezer, upvc double glazed window, tiled floor.





#### INNER LOBBY

tiled floor, Worcester gas combination boiler, plumbing for automatic washing machine, fitted shelving.



#### MODERN FITTED BATHROOM

cased bath, hot and cold, thermostatic shower unit, attractive tiling, low level wc with concealed cistern in wood cabinet, modern style washbasin, heated towel rail/radiator, upvc opaque glazed window, extractor fan.

#### STAIRS TO FIRST FLOOR AND LANDING

with feature pine floorboards.

#### MASTER BEDROOM

double aspect upvc windows, radiator, feature pine floorboards.

#### BEDROOM 2

upvc double glazed window, radiator, hanging space.

#### BEDROOM 3

upvc double glazed window, pine floorboards, radiator.



## OUTSIDE

To the front, small forecourt area with easy maintenance brick paving and pebble stones, brick retaining wall, external gas meters, brick paver pathway. To the rear, large attractive gardens enclosed by timber fencing, laid mainly to lawn, concrete pathway, patio area, external courtesy lighting, timber garden store, rear access onto service road.

### NOTE:

The property has potential off road parking.

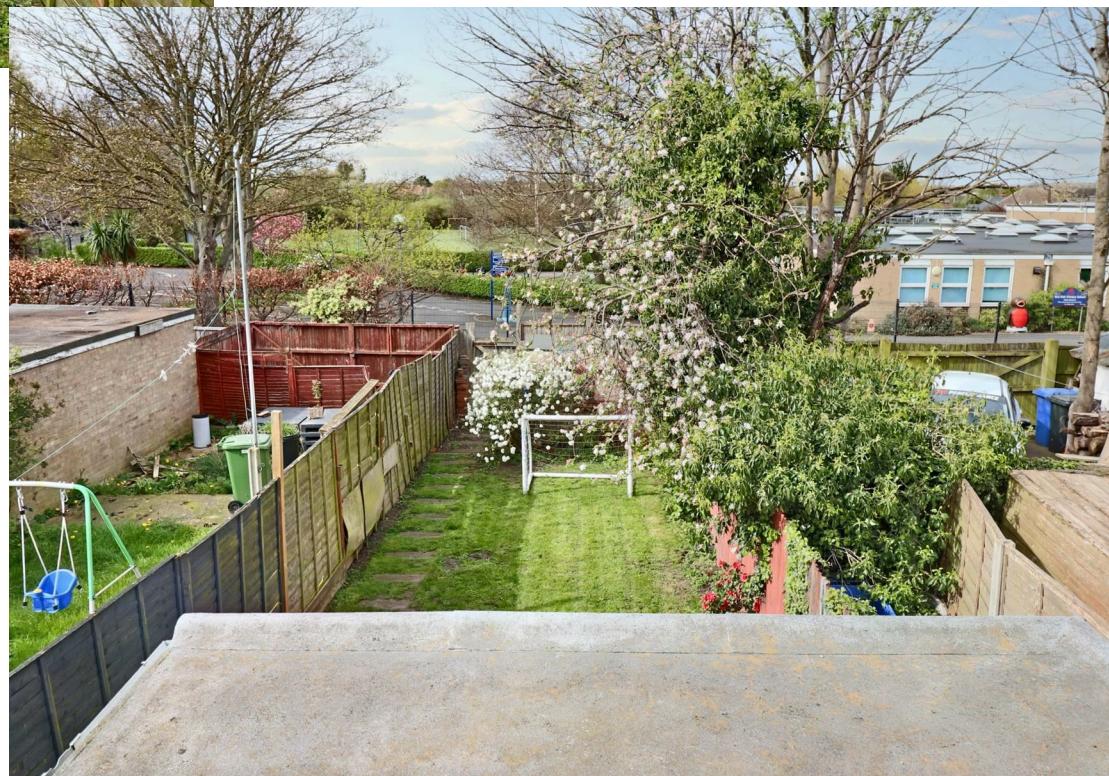
### COUNCIL TAX BAND

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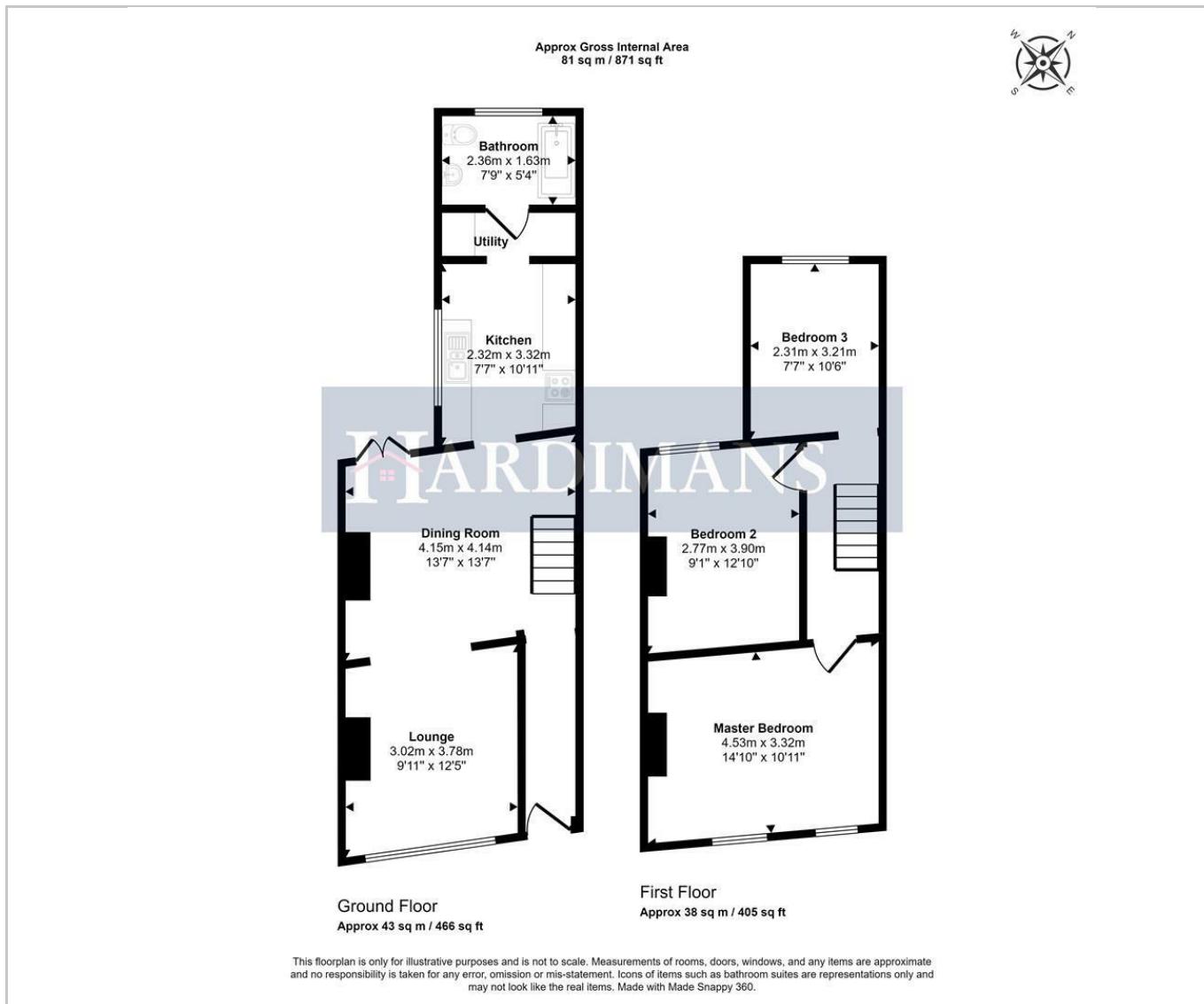
### PLEASE NOTE:

The vendor of the property is related to an employee of Hardimans Estate Agents.





## Awaiting Floor Plan



## Area Map



## Awaiting Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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