



**18 Middle Way**  
**, Lowestoft, NR32 4JY**  
**Offers Over £200,000**



## 18 Middle Way, Lowestoft, Suffolk, NR32 4JY

A two bedroom semi-detached bungalow in the sought after Gunton area of North Lowestoft within walking distance of Lowestoft North Beach. The property offers a large rear garden, ample off street parking along with a garage. Offered with no onward chain.

### PORCH

uPVC double glaze door to front access and uPVC double glaze frosted windows to front and side aspect.

### HALLWAY

Loft hatch, storage cupboard and radiator.

### RECEPTION

uPVC double glaze windows to front and side aspect, fireplace, radiator and covered ceiling.

### KITCHEN

uPVC double glaze window to side aspect, uPVC double glaze window into garden room/utility room, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer with tile splash back, built in storage cupboard, radiator and covered ceiling.

### UTILITY ROOM/GARDEN ROOM

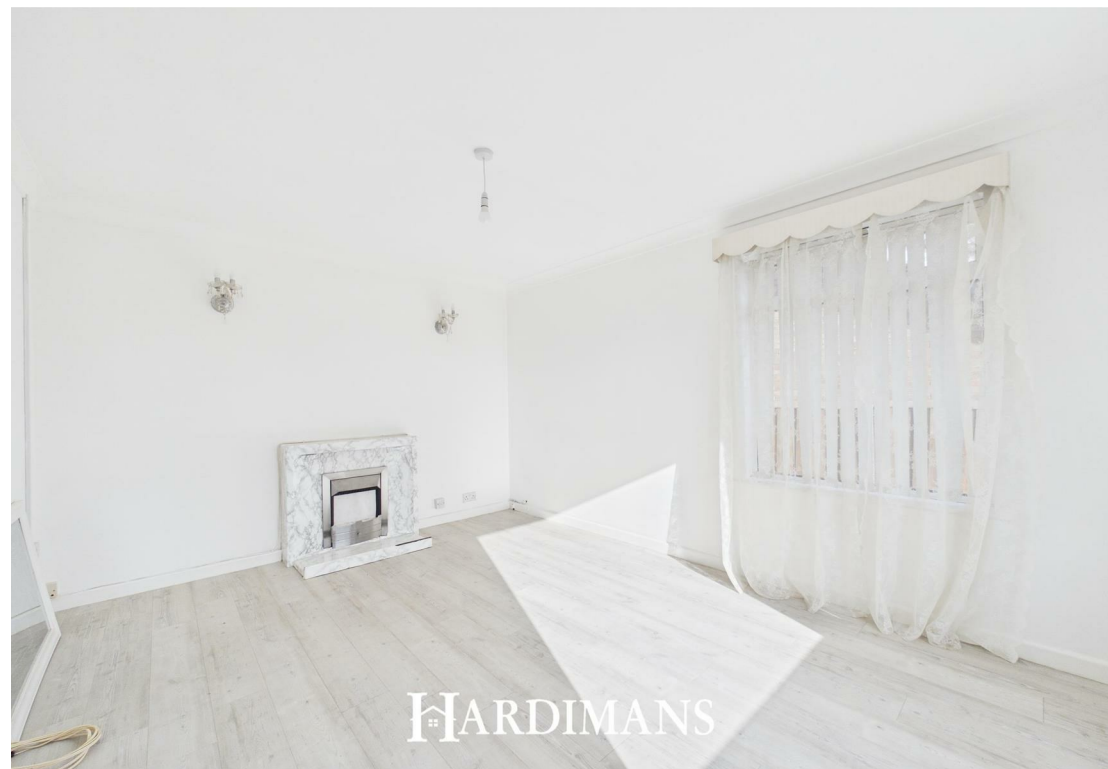
uPVC double glaze door to rear access, uPVC double glaze windows to rear and side aspects, Baxi boiler to wall and cupboard.

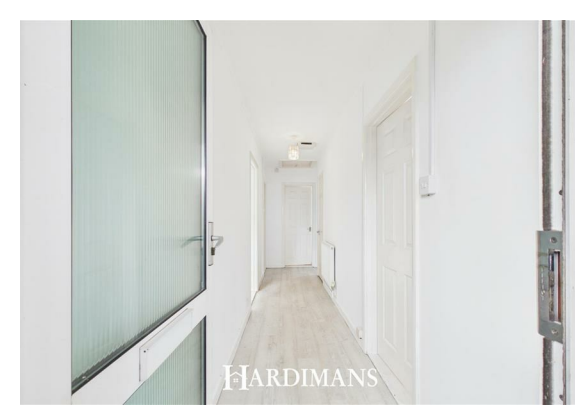
### BATHROOM

uPVC double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with electric shower above, radiator and covered ceiling.

### BACK BEDROOM

uPVC double glaze window to rear aspect, radiator and covered ceiling.





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### FRONT BEDROOM

uPVC double glaze window to front aspect, radiator and coved ceiling.

### OUTSIDE

To the front, fully enclosed with access gate, driveway to garage, lawn and patio area. To the rear, mainly laid to lawn with patio areas and access gate to driveway.

### GARAGE

with up and over door

### TENURE

Freehold

### COUNCIL TAX BAND

B

### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* Mobile; 02, THREE, EE, VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



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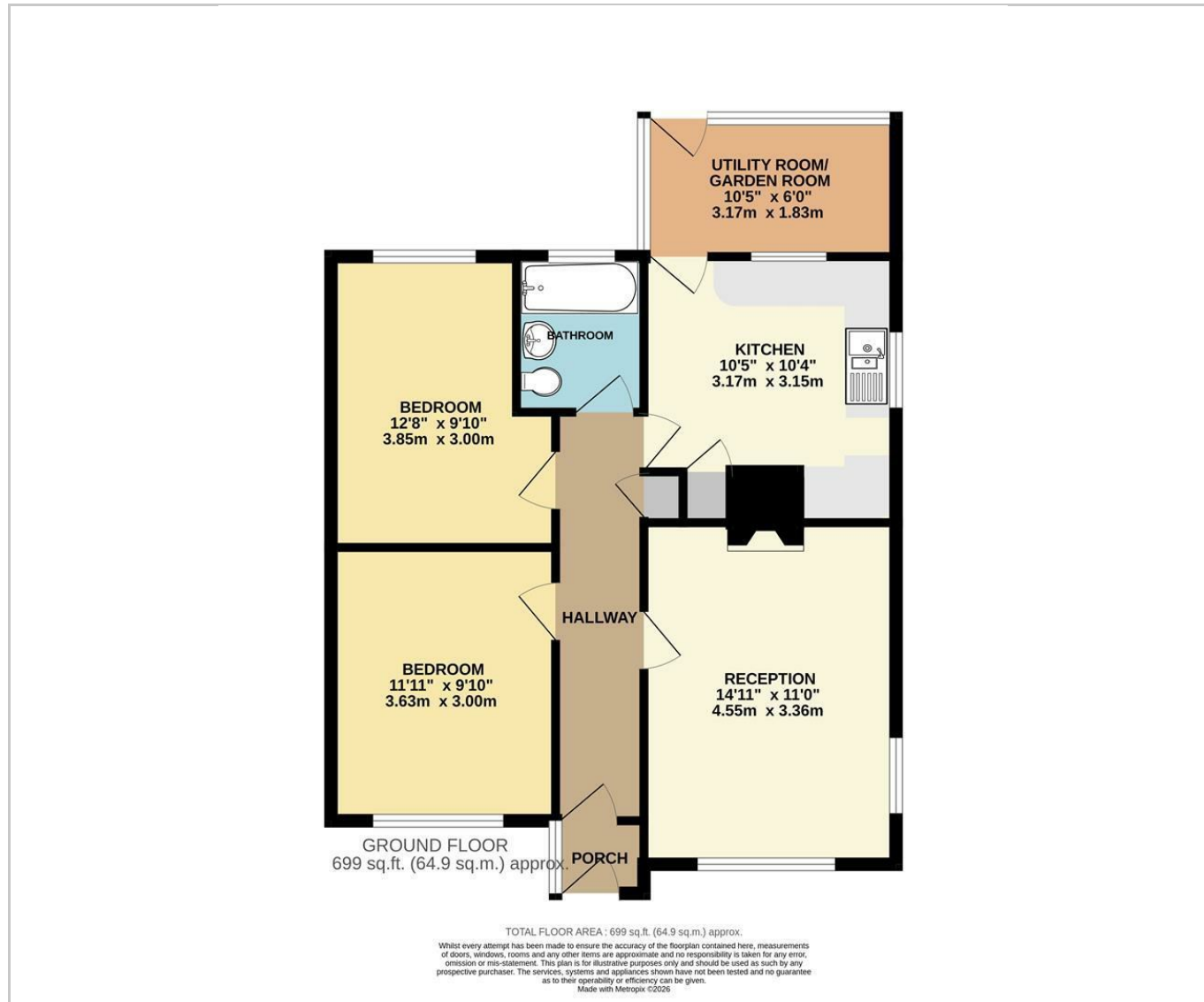


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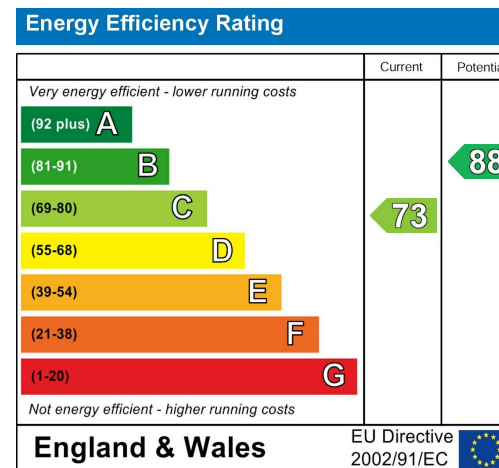
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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