

# HARDIMANS

**19 All Saints Road**  
, Lowestoft, NR33 0JL  
**£270,000**



## 19 All Saints Road, Lowestoft, Suffolk, NR33 0JL

A three-bedroom semi-detached home located in the sought-after area of Pakefield, Lowestoft. Ideally situated within close proximity to Pakefield Beach and within easy walking distance of a range of local amenities.

The property has been recently decorated throughout, offering a fresh feel, and is available chain free for a smooth purchase process. Externally, it benefits from a large, fully enclosed rear garden and driveway providing off road parking.

### **PORCH**

uPVC double glaze door and frosted window to front entrance

### **HALLWAY**

stairs , uPVC double glaze frosted window to side aspect, radiator and coved ceiling.

### **SITTING ROOM**

uPVC double glaze window to front aspect, fireplace with tile surround and mantle, radiator and coved ceiling.

### **DINING ROOM**

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

### **KITCHEN**

uPVC double glaze door to rear access, uPVC double glaze window to rear aspect, worktop space, cupboards under and above, sink with drainer with tile splash back, Ideal boiler for wall, radiator and coved ceiling.

### **LANDING**

Stairs, radiator and coved ceiling.

### **PRIMARY BEDROOM**

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



## Floor Plan



### SECOND BEDROOM

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

### THIRD BEDROOM

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

### BATHROOM

upvc double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with shower above and shower attachment, shower boards surround, radiator and coved ceiling.

### OUTSIDE

To the front, fully enclosed patio garden with access gate, bordered area to the left, driveway (We have been advised that the neighbours can access their garden off driveway but not allowed to park on driveway). To the rear, access gate to driveway, fully enclosed, patio area, mainly laid to lawn with borders, shed, summer house

### TENURE

Freehold

### COUNCIL TAX BAND

B

### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

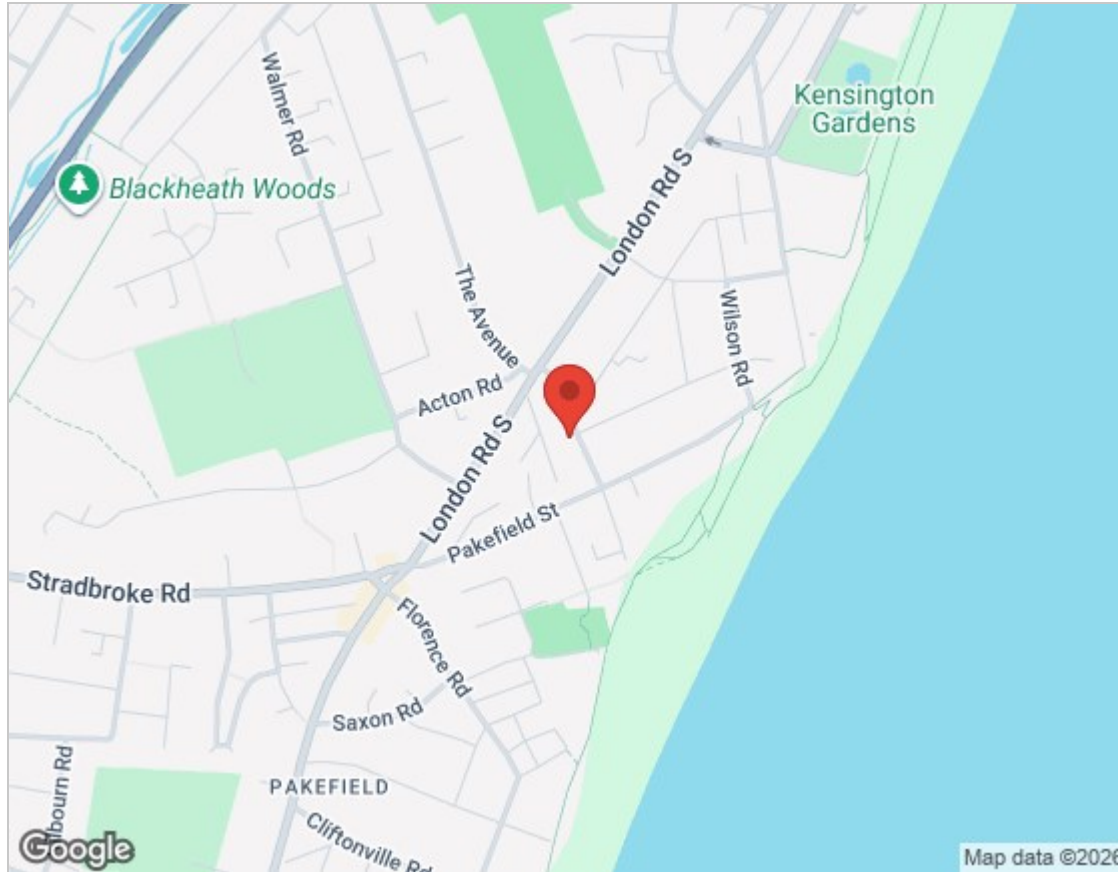
Flood Risk Info:

\* Broadband:


\* Mobile;

\* 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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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