HARDIMANS

18 Gainsborough Drive

, Lowestoft, NR32 4LX

Offers Over £140,000

HARDIMANS

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Lowestoft, Suffolk, NR32 4LX

Hardimans are delighted to be offering this TURN KEY CONDITION Ground floor flat in small complex, only comprising of two other flats, in sought after Gunton, Lowestoft, close to local amenities and schools. Neutrally decorated with modern design, benefiting from two bedrooms, spacious living areas and private rear off street parking.

Door to:-

KITCHEN
UPVC double glaze door to side access, uPVC double glaze window to rear access, cupboards under and above, worktop space, stainless steel sink with drainer, gas hob with extractor fan above, built in oven and coved ceiling.

LOBBY INTO SHOWER ROOM
coved ceiling and fuse board.

SHOWER ROOM
UPVC double glaze window to side aspect , low level WC, square vanity basin with cupboards under, large corner shower cubicle , chrome effect towel radiator, and coved ceiling.

SITTING ROOM/DINING ROOM
UPVC double glaze window to front aspect , radiators and coved ceiling.

PRIMARY BEDROOM
UPVC double glaze window to front aspect, built in storage cupboard, radiator and coved ceiling.

BEDROOM 2
UPVC double glaze window to side aspect, built in storage cupboard, radiator and coved ceiling.

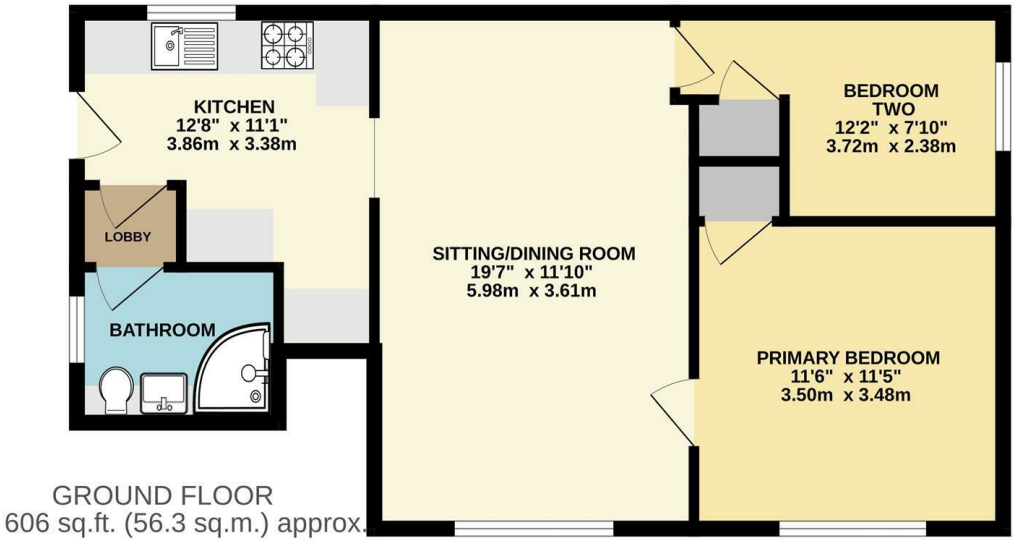
OUTSIDE
To the front fully enclosed front garden with brick wall surround , mainly laid to lawn with slate border and potted plants. To the rear, standings for shed and off street parking.

COUNCIL TAX BAND
A

TENURE
Leasehold - for a term of 999 years from 1986 ending 2985.

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Cable - Ultrafast speed
* Mobile: Excellent coverage
* 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.

Floor Plan



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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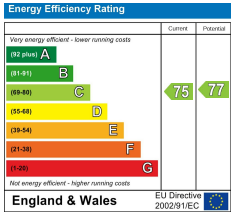
Area Map

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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