

# HARDIMANS



**58 Salisbury Road**  
, Lowestoft, NR33 0HE  
**£150,000**



## 58 Salisbury Road, Lowestoft, Suffolk, NR33 0HE

'CHAIN FREE' Situated on Salisbury Road in Lowestoft close to the sea and beach this delightful semi-detached house with 2 reception rooms and 3 bedrooms this property would suit for families and individuals alike.

Situated in a desirable location, this house is conveniently close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The surrounding area of Lowestoft is known for its beautiful coastline and rich history, offering a delightful blend of leisure and culture.

### ENTRANCE HALL

upvc double glazed door to front, upvc double glazed window to side aspect and stairs to first floor.

### RECEPTION ROOM 1

upvc double glazed window to front aspect, upvc double glazed window to rear aspect, under stairs storage with sliding door, fuse box, radiator, and coved ceiling.

### RECEPTION ROOM 2

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

### KITCHEN

upvc double glazed window to side aspect, newly fitted kitchen, worktop space, cupboards under and above, two sink with drainer, built-in AEG oven, induction hob with extractor fan, integrated fridge and washer/dryer.





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### **LOBBY**

upvc double glazed windows to rear and side aspects, low level wc, hand washbasin with cupboards under, bath with electric shower above and extractor fan.

### **BATHROOM**

upvc double glazed windows to rear and side aspects, low level wc, hand washbasin with cupboards under, bath with electric shower above and extractor fan.

### **FIRST FLOOR AND LANDING**

upvc double glazed window to front aspect and access to loft hatch.

### **PRIMARY BEDROOM**

upvc double glazed window to front aspect, built in storage above stairs, radiator, and coved ceiling.

### **BEDROOM 2**

upvc double glazed window to front aspect, radiator.

### **BEDROOM 3**

upvc double glazed window to rear aspect.

### **OUTSIDE**

To the front, brick wall with gate, concrete and shingle garden. To the rear, private concrete garden with brick and fencing surround and access gate.



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## TENURE

Freehold

## COUNCIL TAX BAND

A

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

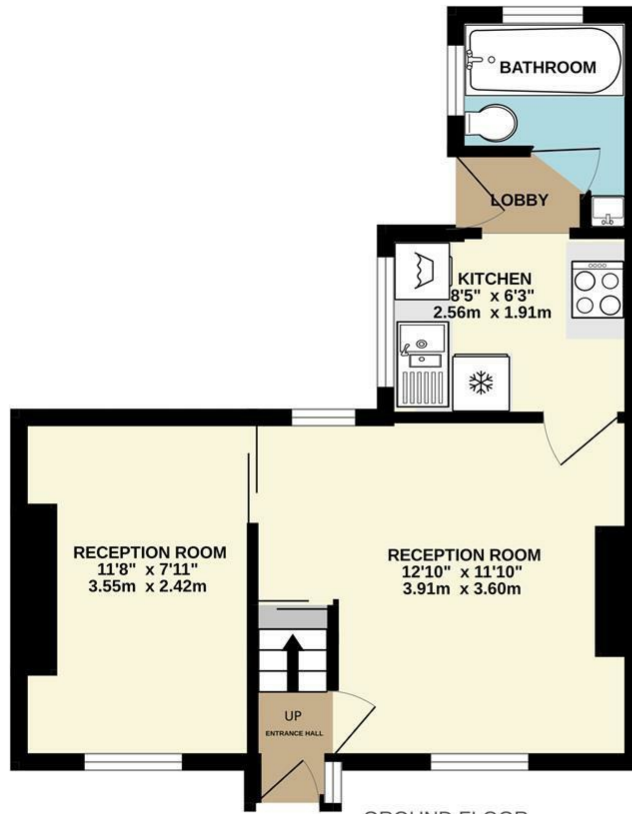
\* Broadband: Ultrafast 10000mbps

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

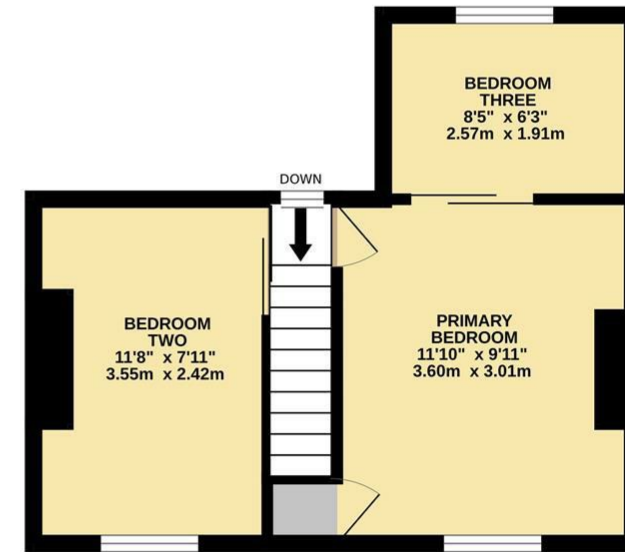
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



# Floor Plan



GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



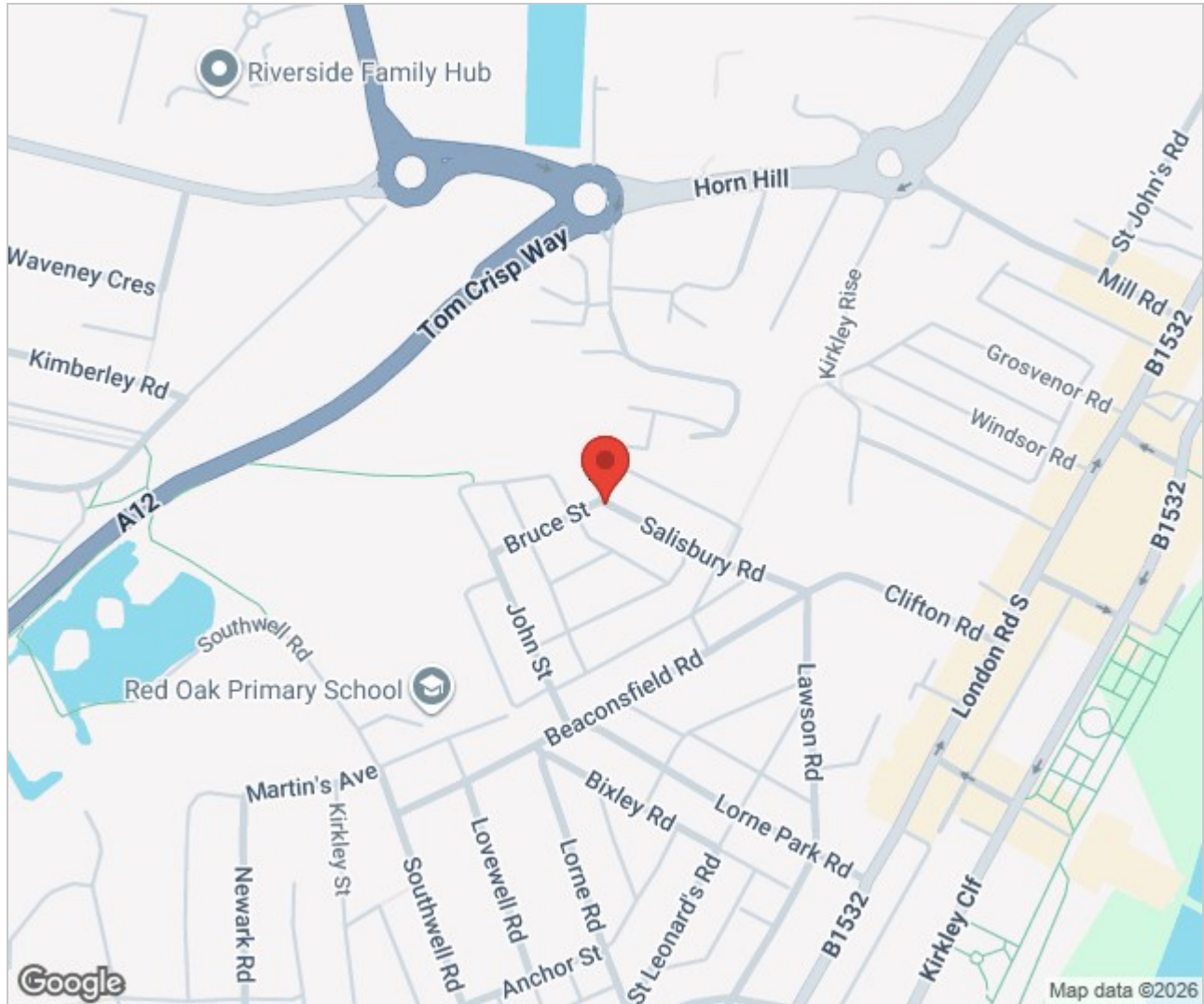
1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

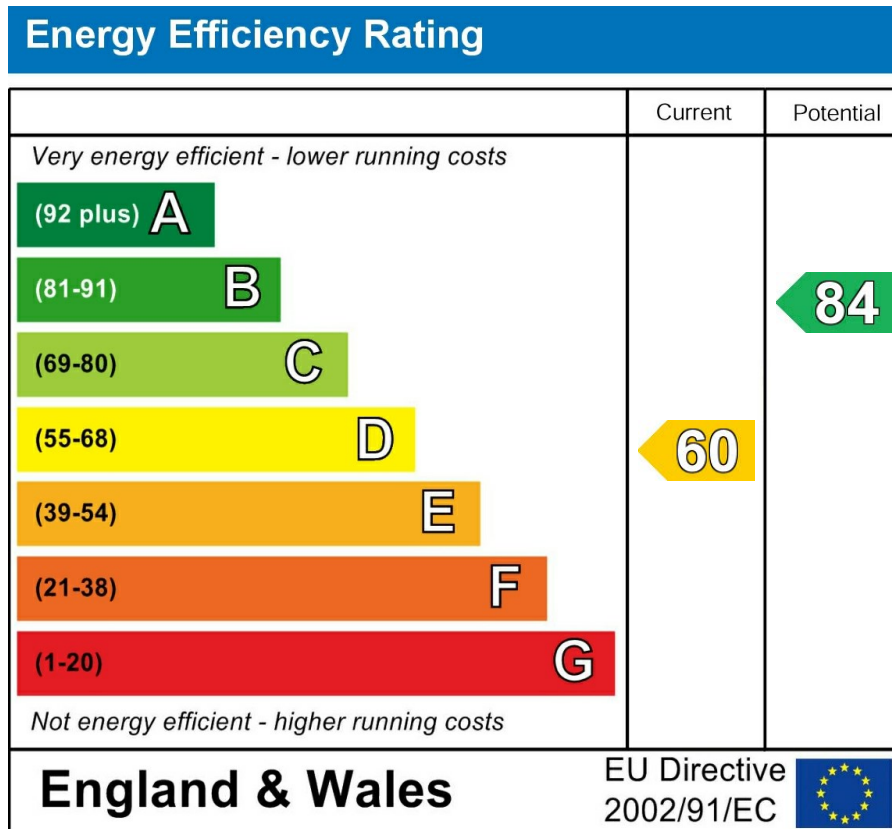
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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