

# HARDIMANS



**118 Hollingsworth Road**

**, Lowestoft, NR32 4BW**

**Guide Price £240,000 - £260,000**

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## 118 Hollingsworth Road, Lowestoft, NR32 4BW

GUIDE PRICE £240,000 - £260,000 This delightful detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms and three well-proportioned bedrooms, bathroom and separate wc. Situated close to local amenities, schools, and the beautiful coastline that this area is renowned for. In excellent decorative order, ready to move in to.

One of the standout features of this property is the driveway, which provides off-road parking, along with a garage for additional storage or vehicle accommodation. The outdoor space surrounding the bungalow offers potential for gardening or simply enjoying the fresh air.

### STORM PORCH

Covered with light, Step up to front door.

### HALLWAY

UPVC double glazed door to front entrance, loft hatch, two storage cupboards and radiator.

### SITTING ROOM

UPVC double glazed window to front aspect, UPVC double glaze bay window to side aspect and radiator.

### DINING ROOM

UPVC double glazed window to side aspect and radiator.







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## KITCHEN

UPVC double glazed window to rear aspect, UPVC double glaze door to rear, base and wall cupboards, worktop, tile splash back, sink with drainer, standings for 4 appliances and extractor fan.

## BATHROOM

UPVC double glazed window to rear aspect, UPVC double glazed door to rear, base and wall cupboards, worktop, tile splash back, sink with drainer, standings for 4 appliances and extractor fan.

## WC

UPVC double glazed window to rear aspect, low level WC and radiator.

## PRIMARY BEDROOM

UPVC doubled glaze window to front aspect and radiator.

## BEDROOM 2

UPVC double glazed window to rear aspect and radiator.

## BEDROOM 3

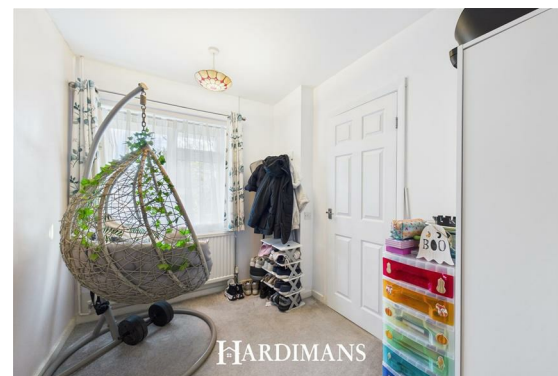
UPVC double glazed window to front aspect and radiator.



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## OUTSIDE

To the front, driveway and shingle parking, mainly laid to lawn with mature shrubs and bushes, path leading front door and path leading to rear door which slopes allowing wheelchair access. To the rear, path from rear door which slopes allowing wheelchair access, mainly laid to lawn and shingle area, path leading the garage.

## OVER SIZED GARAGE

Up and over door, door to rear garden and window to rear aspect.

## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP - could achieve speeds of Ultrafast 10000mbps

\* Mobile: great coverage (02, VODAFONE, THREE, EE 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.









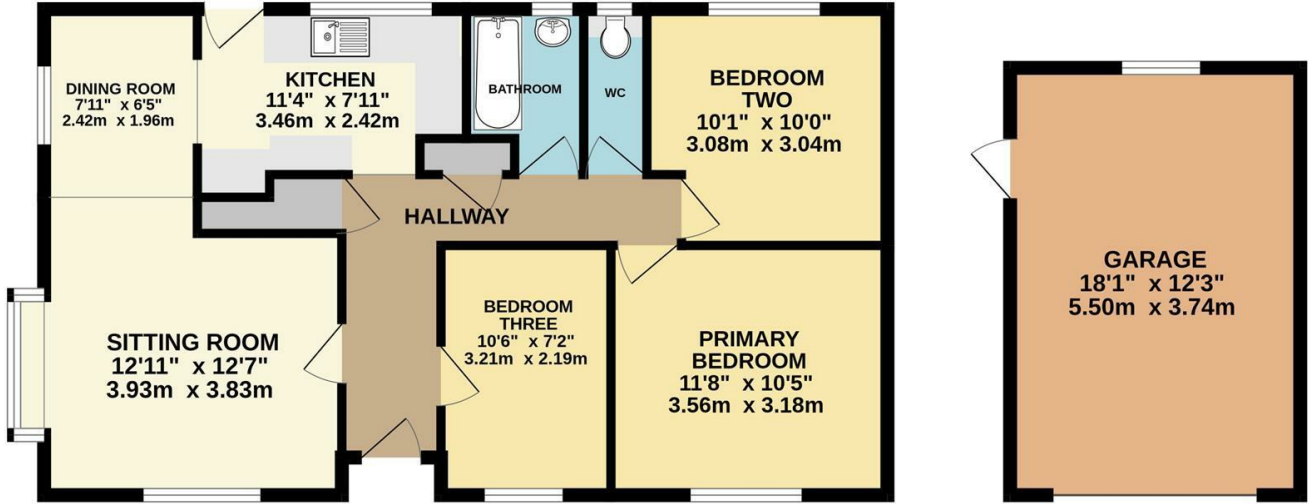


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Floor Plan

GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.

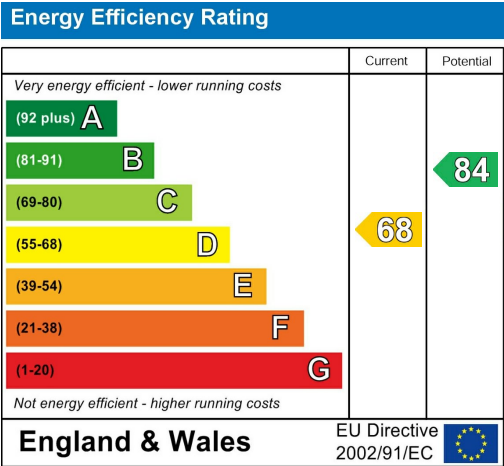


TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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