



54 Queens Road
, Lowestoft, NR32 1TD
Price Guide £125,000



54 Queens Road, Lowestoft, Suffolk, NR32 1TD

Excellent 3 bedroom terrace house ideally located in North Lowestoft and being within easy walking distance of the town centre.

The property has the benefit of a BRAND NEW gas boiler installed 30/11/23, with a 10 year warranty providing any prospective buyer perfect peace of mind. In addition there are 2 good size reception rooms, a modern fitted kitchen & shower room.

The property offers a comfortable family home with rooms of good proportion, and an early viewing is highly recommended.

ENTRANCE PORCH

upvc double glazed door and side window, courtesy lighting, further door to:-

FRONT SITTING ROOM

upvc window, vertical blinds, ornamental fireplace, fireside brick features, radiator.

DINING ROOM

upvc double glazed window, vertical blinds, radiator, stairs to first floor.

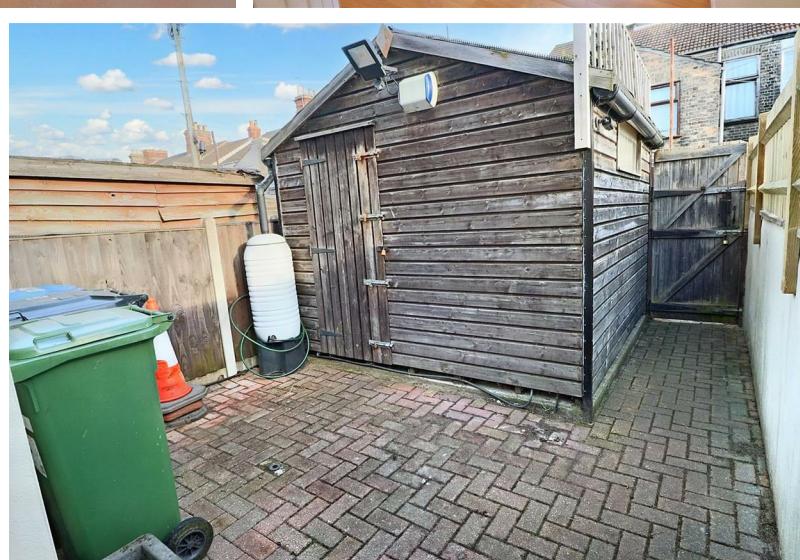
MODERN FITTED KITCHEN

in a range of maple wood effect units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, 4 burner gas hob, oven/grill, tiled splashback, wall cupboards, upvc double glazed window and extractor fan.

REAR LOBBY

with a recessed shelved area, upvc rear door.





SHOWER ROOM

shower cubicle with a Triton instant shower unit, low level wc, vanity washbasin, tiled walls, chrome towel rail/radiator, extractor fan, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void with aluminium loft ladder, gas combination boiler.

BEDROOM 1

upvc double glazed window, vertical blinds, radiator, 2 fitted wardrobe cupboards, bed recess, laminate flooring.

BEDROOM 2

upvc double glazed window, vertical blinds, radiator, built-in wardrobe/cupboard, laminate flooring.

BEDROOM 3

upvc double glazed window, vertical blinds, radiator, laminate flooring.

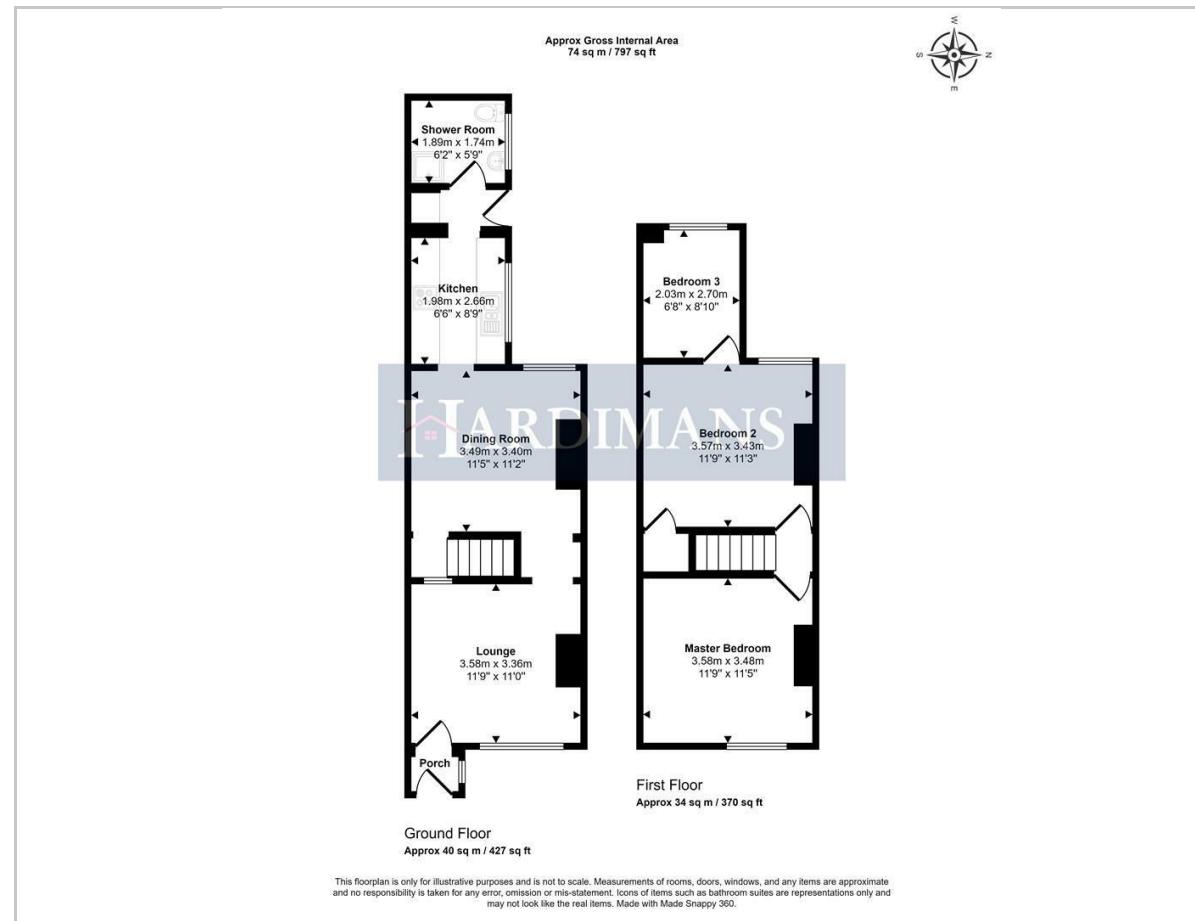
OUTSIDE

To the front, forecourt area. To the rear, brick paved garden, large timber store with power and light, rear gate providing pedestrian access.

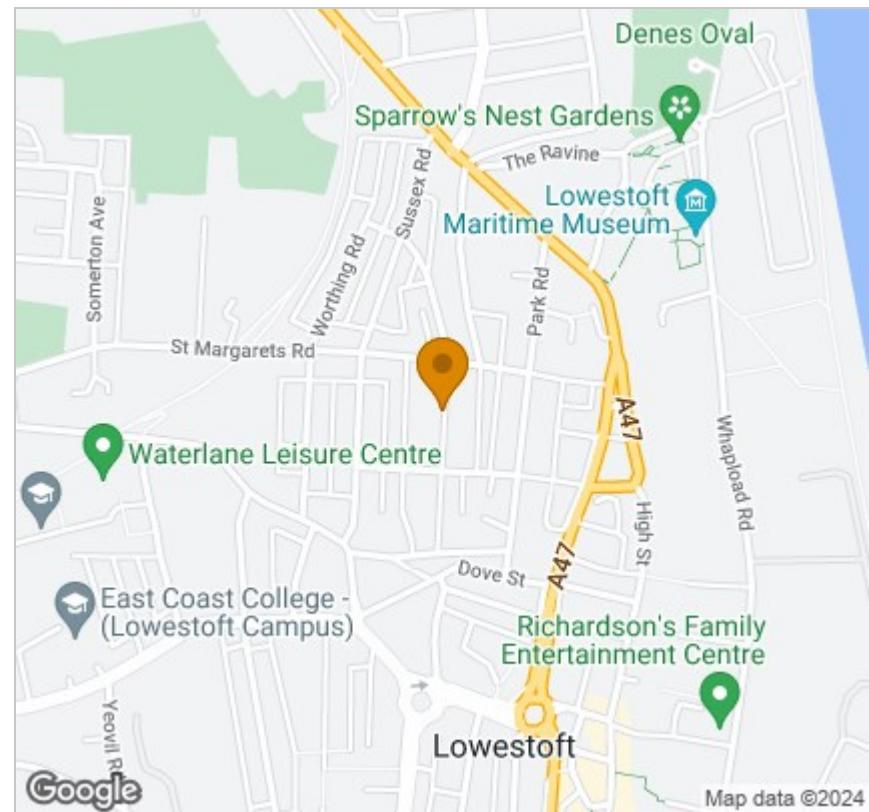
COUNCIL TAX BAND

A

Floor Plan



Area Map

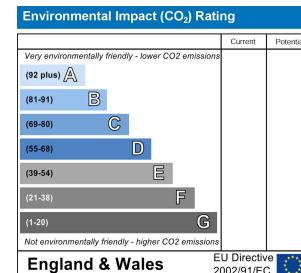
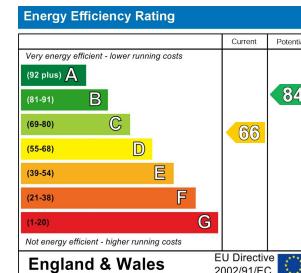


Viewing

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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Energy Efficiency Graph



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