

# HARDIMANS

**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

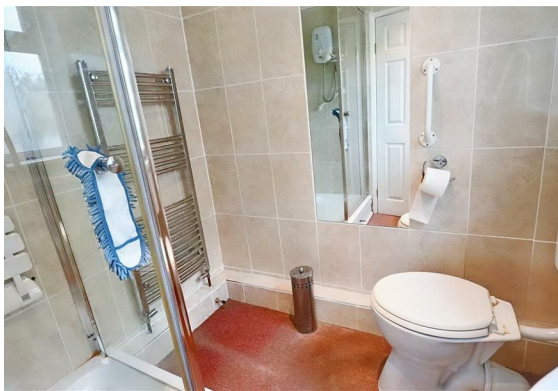
upvc double glazed window, vertical blinds, radiator, stairs to first floor.

### 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 pavier garden, large timber store with power and light, rear gate providing pedestrian access.

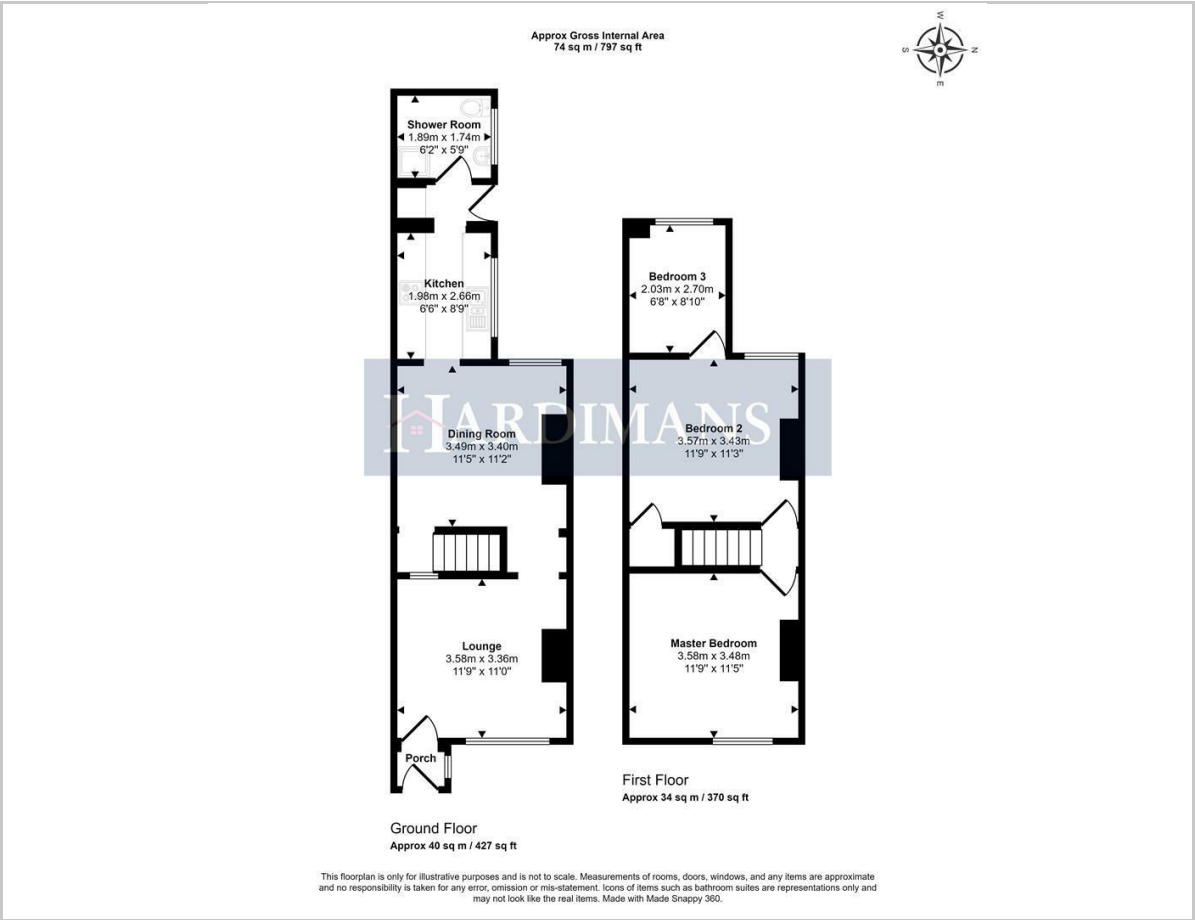
### **COUNCIL TAX BAND**

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Floor Plan

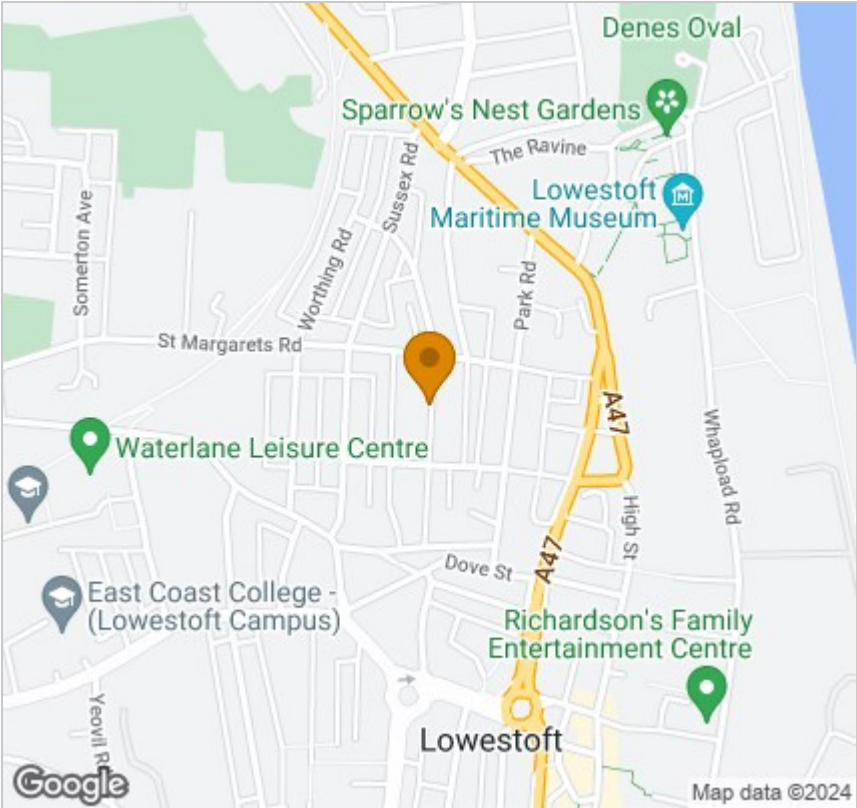


Viewing

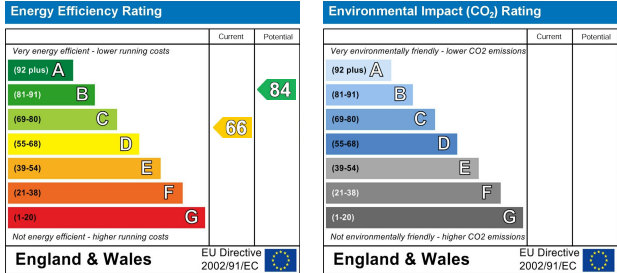
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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