

HARDIMANS



122 Lloyds Avenue
Kessingland, Lowestoft, NR33 7TS
£150,000

HARDIMANS



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**122 Lloyds Avenue,
Kessingland, Lowestoft,
Suffolk, NR33 7TS**

Situated in the coastal village of Kessingland, Lowestoft, this 2 bedroom end town house is ideal for first time buyers or a small family having a good size rear garden.

Within walking distance of the beautiful beaches of Kessingland, residents can enjoy leisurely strolls along the shore and also have local amenities within easy reach, providing everything you need for day-to-day living.

The perfect opportunity to embrace coastal living in a friendly community. Whether you are looking to buy your first home or seeking a tranquil getaway, Don't miss the chance to make this charming house your own and enjoy all that Kessingland has to offer.

Being sold with no onward chain.

ENTRANCE PORCH

uPVC door to front entrance, uPVC windows surround

SITTING ROOM

uPVC window to front aspect, upvc frosted window to side aspect, stairs to first floor, fireplace with tile surround and wooden mantle, radiator and coved ceiling.

KITCHEN/DINING ROOM

windows into sunroom, worktop space, cupboards and drawers under, cupboards above, sink with drainer, Ariston boiler to wall, radiator





SUNROOM

upvc windows to rear aspect, door to rear garden

LANDING

uPVC window to side aspect, loft hatch, radiator,

BEDROOM 1

uPVC window to front aspect, built in cupboard above stairs, radiator and coved ceiling

BEDROOM 2

Upvc window to rear aspect, built in cupboard. radiator and coved ceiling.

BATHROOM

uPVC frosted window to rear aspect, low level WC, hand wash basin, bath with electric shower above. radiator

OUTSIDE

To the front, mainly paved garden with mature shrubs,

To the rear fully enclosed garden, mainly laid to lawn with mature shrubs, path to rear access gate

TENURE

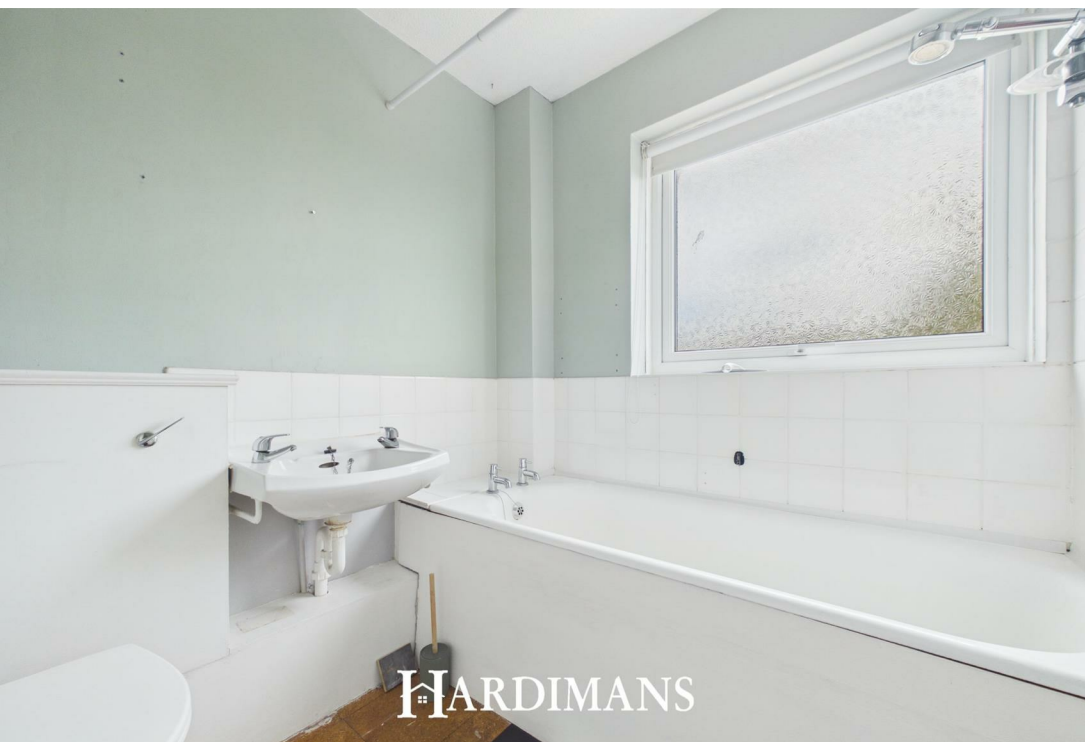
Freehold

COUNCIL TAX BAND

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MATERIAL INFO

This property has:
Mains Gas, Electric, water &



sewerage

Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 10000mbps

* Mobile; EE, 02, THREE, 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.



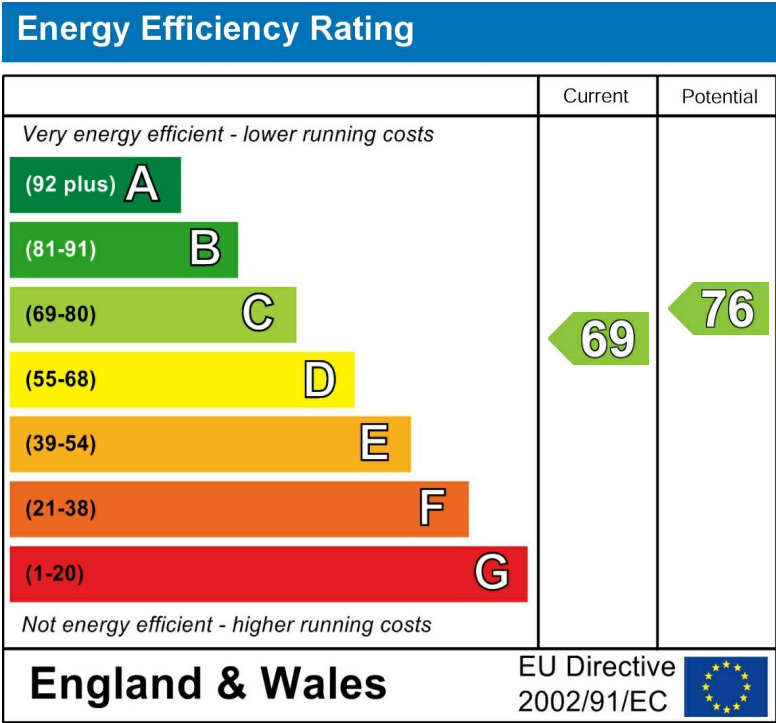
Floor Plan



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.



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