



**55 Blackheath Road**  
, Lowestoft, NR33 7JE  
£175,000



# 55 Blackheath Road, Lowestoft, Suffolk, NR33 7JE

Charming terraced cottage located in a highly desirable road and being within easy walking distance of PAKEFIELD BEACH, and nearby recreational grounds. The cottage provides comfortable family accommodation with 3 SEPARATE bedrooms, 2 good size reception rooms, with the dining room having a large opening into the well fitted kitchen. In addition there is a modern shower room with a double walk-in cubicle.

Continuing outside, you will find lovely gardens which also have rear access.

It is not often properties in this location become available, and an early viewing is recommended to avoid disappointment.

## UPVC double glazed door to:-

### ENTRANCE PORCH

upvc opaque window.

### FRONT LIVING ROOM

upvc double glazed window, double radiator, 2 fireside brick plinths, high level cupboard with electric meters.

### INNER LOBBY

with stairs to first floor.

### DINING ROOM

upvc double glazed window, double radiator, understairs store cupboard with shelving and light, large opening to:-

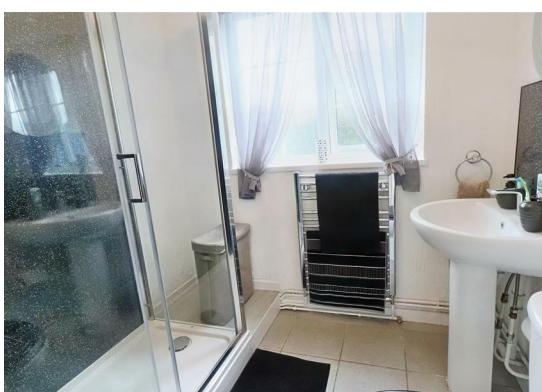
### MODERN FITTED KITCHEN

in a range of soft cream fronted units, single drainer sink, recess and plumbing for automatic washing machine, 4 burner electric hob, oven/grill, stainless steel splashbacks and extractor, space for upright fridge freezer, Ideal Logic gas combination boiler heating domestic hot water and radiator heating system, upvc double glazed window.

### REAR LOBBY

tiled floor, upvc double glazed side door, airing cupboard with a foam lagged copper cylinder, slatted shelving.





#### **SHOWER ROOM**

double walk-in shower cubicle, Triton instant shower unit, shower boarding, low level wc, pedestal washbasin, chrome towel rail/radiator, tiled floor, fitted cupboard, upvc opaque glazed window.

#### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

#### **BEDROOM 1**

upvc double glazed window, double radiator, built-in double wardrobe cupboard.

#### **BEDROOM 2**

upvc double glazed window, double radiator.

#### **BEDROOM 3**

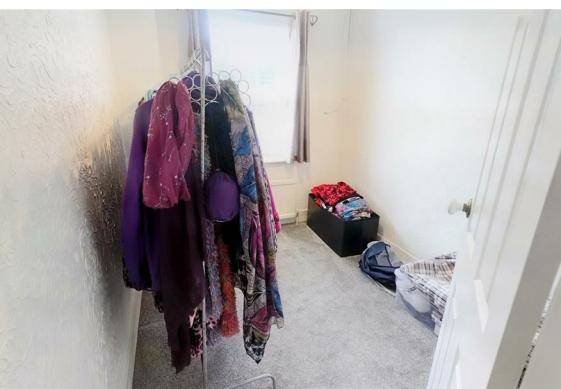
upvc double glazed window, double radiator, tv extension point.

#### **OUTSIDE**

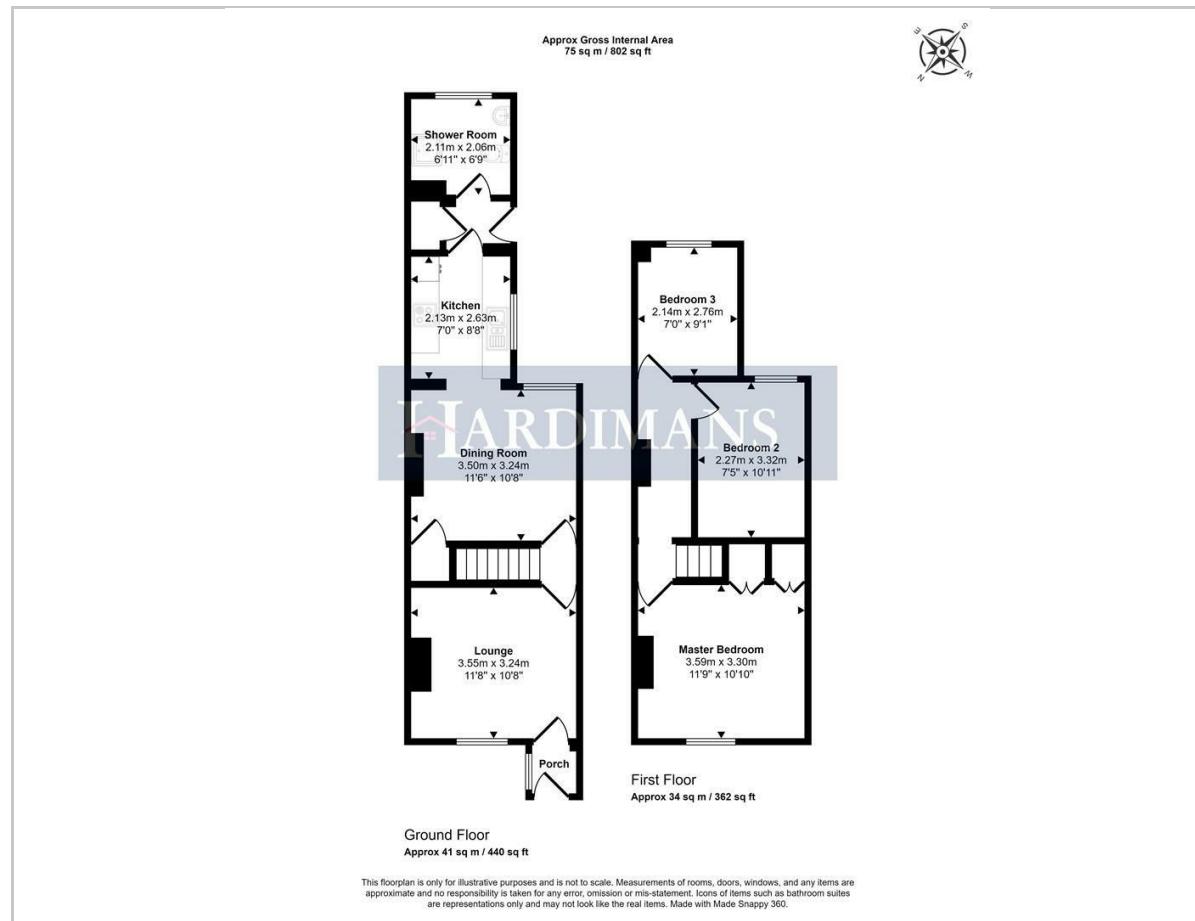
To the front, gravelled forecourt garden, brick retaining wall, external gas meters. To the rear, good size gardens laid to lawn with paved and concrete patio area, pathways, towards the end of the garden is a useful concrete pad and timber garden store, rear gate providing access to rear service road.

#### **COUNCIL TAX BAND**

A



## Floor Plan



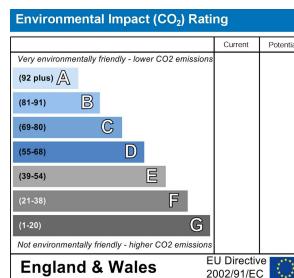
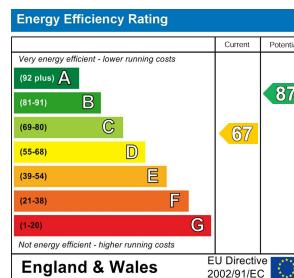
## Area Map



## 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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