



# HARDIMANS

**50 Kent Road**  
**, Lowestoft, NR32 2HP**  
**Offers Over £120,000**



# HARDIMANS



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## 50 Kent Road, Lowestoft, Suffolk, NR32 2HP

Mid terrace home in North Lowestoft close to local amenities, schools and Lowestoft college. Situated on a cul-de-sac, with private rear garden and three bedrooms, all offered with no onward chain.

### SITTING ROOM

UPVC double glaze window to front aspect, coal effect fire place with surround and mantle (Not functional), radiator and coved ceiling.

### DINING ROOM

UPVC double glaze window to front aspect, coal effect fireplace with surround and mantle (not functional), radiator and coved ceiling.

### KITCHEN

UPVC double glaze window to side aspect, cupboards and drawers under, cupboards above, worktop space, built-in gas hob with extractor fan above, built-in oven, sink with drainer, standings for washing machine and fridge freezer.

### BATHROOM

UPVC double glaze window to side aspect, low level WC, hand wash basin, bath with shower head attachment, fully tiled to wall and radiator.

### FRONT BEDROOM

UPVC double glaze window to front aspect, built-in storage, fireplace and spot light.







### **MIDDLE BEDROOM**

UPVC double glaze window to rear aspect, built-in storage cupboard and radiator.

### **BACK BEDROOM**

UPVC double glaze window to rear aspect, Worcester boiler to wall (less than a year old), radiator.



### **OUTSIDE**

To the front, partial brick wall surround and path to front door. To the rear, fully enclosed patio garden with rear access gate.

### **COUNCIL TAX BAND**

A

### **TENURE**

Freehold

### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast 10000mbps

\* Mobile: EE, O2, 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



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.

Area Map



Energy Efficiency Graph

