

HARDIMANS



5 Catherine Terrace London Road, Lowestoft, NR33 7QS

Asking Price £127,000

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Lowestoft, NR33 7QS

- SEA VIEWS
- 2 GOOD SIZE RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- 3 SEPARATE BEDROOMS
- CONSERVATORY/UTILITY
- GAS RADIATOR HEATING

****GOOD SIZE BAY FRONTED HOUSE**** providing a great project to update and improve, 2 good size reception rooms, conservatory/utility, 3 separate bedrooms, distant sea views from upstairs bedrooms, large rear gardens. E/R D.

GENERAL REMARKS

A great opportunity for a project, this spacious bay fronted entrance hall style house has 3 separate first floor bedrooms with both rear bedrooms having sea views. The property also benefits from a large conservatory/utility and superb gardens which stretch for approximately 100 yards.

UPVC double glazed door to

ENTRANCE HALL

with stairs to first floor, double radiator, electric meters and fuse box.

DINING ROOM

double radiator, opening to understairs cupboard.

LOUNGE

bay window with upvc double glazing, tiled fireplace, double radiator.

KITCHEN

fitted in a range of base and wall units, single drainer sink, electric cooker panel.

REAR LOBBY

with boiler cupboard housing a Valliant gas boiler heating domestic hot water and radiator heating system.

WET ROOM 16'2" x 5'5" (4.93 x 1.65 (4.92 x 1.66))
moulded shower floor, Triton instant shower unit, pedestal washbasin, low level wc, electric downflow heater and extractor fan.

CONSERVATORY/UTILITY 9'9" x 6'5" (2.97 x 1.96 (2.98 x 1.95))
of upvc construction, sealed unit double glazing, poly carbonate roof, plumbing for automatic washing machine, door to rear garden.

STAIRS TO FIRST FLOOR AND LANDNG

BEDROOM 1 14'5" x 11'7" (4.39 x 3.53 (4.40 x 3.54))
2 windows with upvc double glazing, double radiator, attractive Victorian cast iron fireplace.

BEDROOM 2 11'6" x 9'3" (3.51 x 2.82)
upvc double glazed window with splendid sea views, double radiator.

BEDROOM 3 9'8" x 6'4" (2.95 x 1.93 (2.94 x 1.94))
upvc double glazed window with splendid sea views.

OUTSIDE

To the front, easy maintenance gravelled garden, brick retaining wall, tiled pathway, external gas meters. To the rear, enclosed paved courtyard, partable walkway leading to a large rear garden, timber garden store with gardens laid mainly to lawn.

Floor Plans

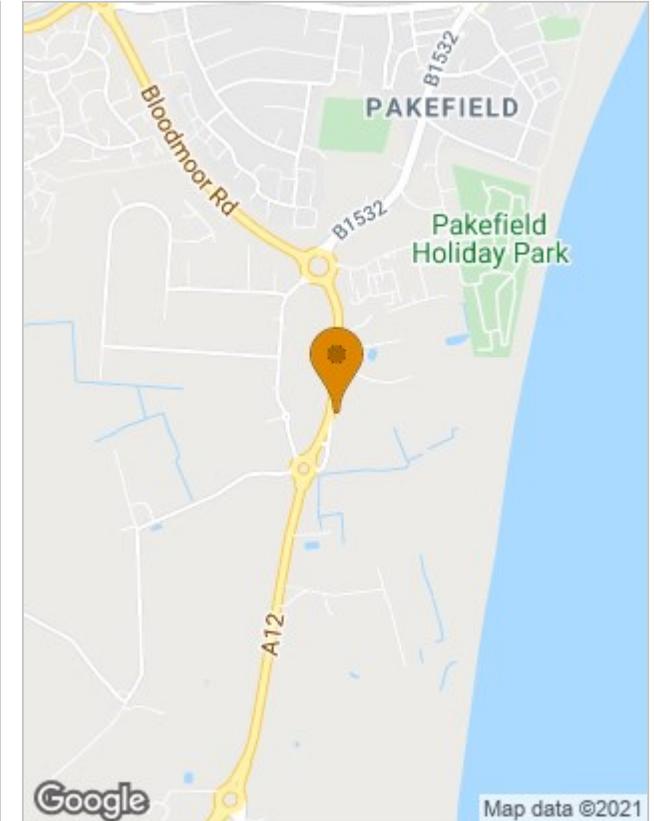


Viewing

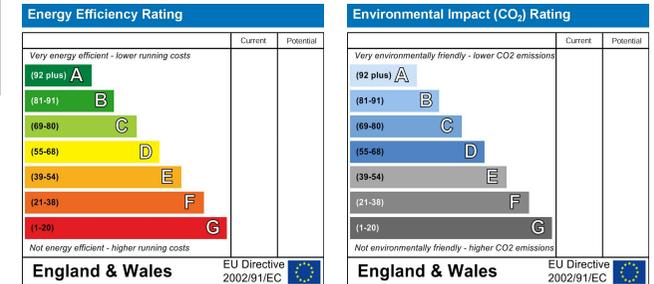
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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