



**Aldreds**  
Estate Agents

34 Cambridge Road

North Lowestoft, Lowestoft, NR32 1TE

£125,000



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## 34 Cambridge Road

North Lowestoft, Lowestoft,

NR20 1FF

\*\*\* OUTSTANDING VALUE \*\*\* Aldreds are pleased to offer for sale this spacious 3 bed roomed bay fronted property situated in a very desirable North Lowestoft location. The beach shops and railway station are all within a short walk. The ground floor is larger than average with a rear extension creating a larger kitchen and bathroom. There are also benefits of gas central heating and Upvc windows and doors. All in all an outstanding family home presented to a good standard throughout. \*\*\* Viewing advised \*\*\*

### Lounge

10'11" x 13'5" (3.35 x 4.11)

Fitted carpet, Walk in Upvc bay window, Tv point, Power points, Radiator, Living flame fire set within a modern fireplace

### Inner Hallway

Fitted carpet, Stairs to first floor

### Dining Room

11'7" x 10'11" (3.55 x 3.34)

Fitted Carpet, Upvc window, Power points, Radiator, Full length storage cupboard

### Kitchen

16'10" x 5'8" (5.14 x 1.74)

laminated tiled flooring, Fitted Kitchen units, Rolltop worksurface, Power points, Tiled splashbacks, Recess for white goods, Double sink unit with drainer, Spot lighting, Upvc window and door

### Bathroom

Wet room style flooring, Double shower cubicle, Panelled bath with shower over, Pedestal sink, Low level toilet, Part tiled walls, Upvc window, Radiator

### First Floor

### Landing

Fitted Carpet, Stairs down to ground floor







**Bedroom 1**  
12'2" x 10'11" (3.73 x 3.33)

Fitted carpet, Upvc window, Radiator, Power Points, Fitted wardrobes,

**Bedroom 2**  
11'5" x 11'2" (3.50 x 3.41)

Fitted carpet, through floor lift, Upvc window, Power points, Radiator, Storage cupboard / wardrobe, Door leading to bedroom 3

**Bedroom 3**  
10'0" x 5'9" (3.06 x 1.77)

Fitted Carpet, Radiator, Power points, Upvc window, Modern wall mounted combi boiler

**Outside Front**

Enclosed garden with footpath to front door

**Outside Rear**

Small Courtyard garden fully enclosed with walls and fencing

**Services**

Council Tax Band A  
Mains Water And Drainage  
Mains Electricity And Gas  
Freehold

**Agents Note**

The property benefits from a through floor lift leading from the dining room to the middle bedroom.



## Floor Plan



## Area Map



## Viewing

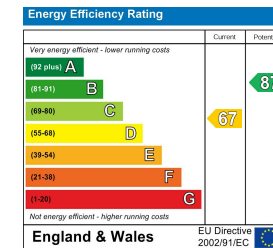
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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