



## 22 Wentworth Way

Lowestoft, NR33 9JJ

£50,000



\*\*\* OUTSTANDING VALUE FOR MONEY \*\*\* Ground floor studio flat situated in south Lowestoft on the fringe of Carlton Colville and Pakefield. Presented to a good standard with modern electric storage heating. Very well located being within walking distance of all local amenities and Pakefield Beach. Communal lawned gardens and a private car park for residence. Ideal for a first time buyer, holiday home or investment purchase. Properties in Lowestoft at this affordable asking price are rare \*\* Early Viewing A Must \*\*



## Shared Entrance Hall

Fitted carpet.

## Lounge 14'7" x 8'9" (4.45 x 2.68)

Fitted carpet, Upvc window, modern electric storage heater, power points, T.V point.

## Kitchen 9'2" x 5'10" (2.81 x 1.78)

Timber effect vinyl flooring, range of fitted kitchen units, extended roll top work surfaces, tiled splash backs, stainless steel sink with single drainer, power points, recess for white goods.

## Dressing Room 6'11" x 3'11" (2.13 x 1.20)

Fitted carpet, power point.

## Shower Room

Timber effect vinyl flooring, low level W.C, vanity sink unit, shower cubicle with aqua board splash backs, Upvc window, wall mounted heater.

## Outside

Communal gardens with private residents car park.

## Outgoings

Lease 125 Years From 1982

Ground Rent £120 Per Year

## Services

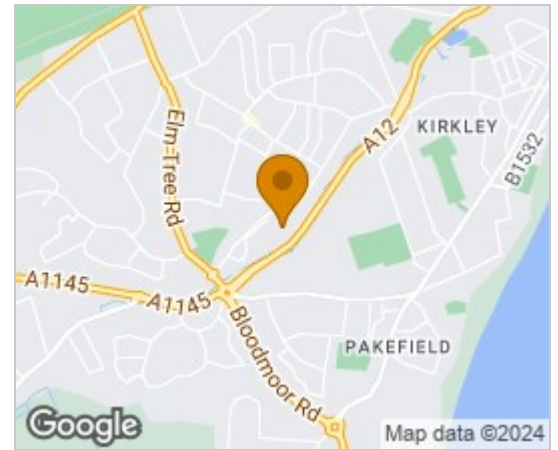
Council Tax Band A

Mains Water And Drainage

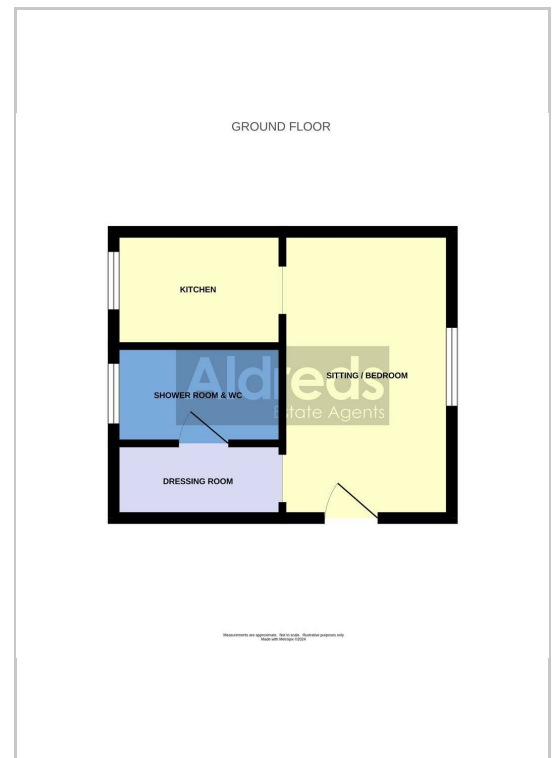
Mains Electricity

Leasehold

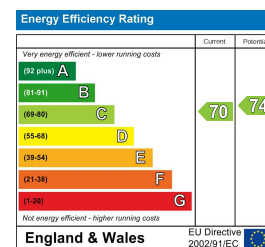
## Area Map



## Floor Plans



## Energy Efficiency Graph



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