



## 9 Summer Road

Lowestoft, NR32 2LJ

£130,000



\*\*\* LARGE 3 BEDROOM FAMILY HOUSE \*\*\* A fantastic property located within a short walk of the town centre, railway station and Lowestoft south beach. A very well presented property with spacious accommodation including an Entrance hall, 2 Reception rooms, Kitchen, Lobby and ground floor bathroom, To the first floor there are 3 good sized bedrooms. Benefits also include gas central heating, Upvc windows and an enclosed courtyard garden. Superb family home or ideal as a buy to let. \*\* Early Viewing Advised \*\*



### Entrance Hall

Fitted carpet, radiator, Upvc entrance door, stairs off to the first floor.

### Lounge 10'10" x 10'9" (3.32 x 3.28)

Fitted carpet, flat plastered and coved ceiling, power points, T.V point, Upvc walk in bay window, feature fireplace.

### Dining Room 10'9" x 14'0" (3.30 x 4.28)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

### Kitchen 9'11" x 7'10" (3.03 x 2.40)

Ceramic tiled flooring, range of fitted kitchen units, extended roll top work surfaces, stainless sink with single drainer, tiled splash backs, recess for white goods, plumbing for washing machine, Upvc window, integral stainless steel oven, 4 burner gas hob with matching extraction cooker hood, radiator.

### Rear Lobby

Ceramic tiled flooring, Upvc door leading to rear garden.

### Family Bathroom

Laminate flooring, p-shaped bath with shower over, aqua board walls, pedestal sink, low level W.C, radiator, Upvc window.

### First Floor

There is a small landing, fitted carpet.

### Bedroom 1 10'7" x 14'4" (3.24 x 4.37)

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator.

### Bedroom 2 11'1" x 14'1" (3.38 x 4.31 )

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points, full length cupboard, door leading to :-

### Bedroom 3 8'9" x 7'8" (2.69 x 2.36)

Fitted carpet, flat ceiling, Upvc window, power points, radiator.

### Outside To The Front

There is an enclosed front garden with footpath to front door.

### Outside To The Rear

There is a courtyard garden enclosed by high brick walls and timber gate leading out to pedestrian rear access.

### Services

Council Tax Band A

Mains Water And Drainage

Mains Electricity And Gas

Freehold

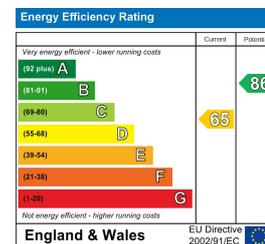
## Area Map



## Floor Plans



## Energy Efficiency Graph



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