



55 Bevan Street West

Lowestoft, NR32 2AD

Offers Over £120,000



Aldreds are delighted to offer this immaculately presented 2 bedroomed Victorian cottage situated in this very desirable North Lowestoft location. Being within walking distance of Lowestoft Town Shopping Centre, award winning South Lowestoft beach and railway station. The benefits include gas fired central heating and Upvc double glazing. The versatile accommodation includes 2 reception rooms, modern fitted kitchen, ground floor bathroom, and 2 double bedrooms to the first floor. Early viewing is strongly recommended to appreciate the quality and outstanding presentation of this property making it an ideal investment or first time purchase.



Lounge 11'7" x 11'1" (3.55 x 3.40)

Solid quality timber flooring, coved ceiling, Upvc window, made to measure window shutters, timber fireplace with living flame fire, radiator, power points, T.V point.

Dining Room 9'11" x 11'10" (3.03 x 3.63)

Quality timber flooring, Upvc window, power points, radiator, galleried staircase off to the first floor.

Kitchen 13'6" x 5'10" (4.13 x 1.78)

Tiled effect vinyl flooring, range of modern fitted kitchen units, extended roll top work surfaces, stainless steel sink with single drainer, Upvc window, made to measure window shutters, radiator, recess for white goods including plumbing for washing machine, tiled splash backs, wall mounted energy efficient combination boiler.

Rear Lobby

Tiled effect vinyl flooring, shelved storage unit, Upvc door leading to rear garden.

Family Bathroom

Tiled effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, tiled splash backs, double aspect Upvc windows.

Services And Tenure

Freehold

Mains Gas Electric And Drainage

Council Tax Band A

Outside To The Front

There is a front garden with footpath to front door.

Outside To The Rear

There is a courtyard garden with timber fencing, pedestrian rear access, timber and felt garden shed.

First Floor

There is a small landing with fitted carpet.

Bedroom 1 11'1" x 10'8" (3.40 x 3.27)

Fitted carpet, Upvc window, made to measure window shutters, radiator, power points, 2 full length fitted cupboard/wardrobes.

Bedroom 2 10'2" x 9'3" (3.12 x 2.83)

Fitted carpet, Upvc window, radiator, power points, full length fitted storage cupboard/wardrobe.

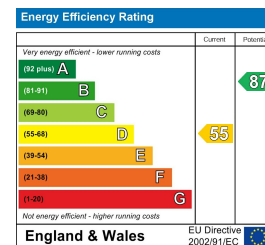
Area Map



Floor Plans



Energy Efficiency Graph



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