



## 2 Richmond Road

Lowestoft, NR33 0EN

£150,000



Aldreds are delighted to offer this outstanding 3 bedroomed bay fronted house situated in this very desirable South Lowestoft location. Being within a very short walk of South Lowestoft beach. This family home is presented to an excellent standard throughout with quality fixtures and fittings, tasteful decorations and modern floor coverings. The versatile accommodation includes 2 reception rooms, spacious kitchen, ground floor bathroom, garden room, leading down to a spacious artificially turfed garden. To the first floor there is a small landing with 3 double bedrooms. There is also the advantage of gas fired central heating and Upvc double glazing. The property will be ideal for a first time purchase or holiday home. All in all a superb property which is quite simply ready to move in and an early viewing is strongly recommended.



### Entrance Hall

Laminate flooring, Upvc entrance door, stairs leading off to first floor.

### Lounge 14'6" x 10'0" (4.42 x 3.05)

Fitted carpet, coved ceiling, radiator, T.V point, power points, modern fireplace, Upvc walk in bay window.

### Dining Room 32'9" x 32'9" (10.0 x 10.0)

Laminate flooring, coved ceiling, Upvc window, radiator, power points, feature fireplace with timber surround, cast iron inset and tiled hearth, walk in under stair storage cupboard, wide opening leading to open plan kitchen.

### Kitchen 29'10" x 32'9" (9.10 x 10.0)

Ceramic tiled flooring, range of modern fitted kitchen units, extended roll top work surfaces, recess for white goods, double stainless sink with single drainer, part tiled walls, power points, Upvc window, wide opening leading to dining room.

### Rear Lobby

### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, radiator, Upvc window.

### Garden Room 33'5" x 32'9" (10.2 x 10.0)

Tiled flooring, large sliding patio doors leading out to the rear garden, corrugated roof, power points.

### First Floor

Small landing with a fitted carpet.

### Bedroom 1 40'4" x 32'9" (12.3 x 10.0)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, full length walk in wardrobe.

### Bedroom 2 35'5" x 32'9" (10.8 x 10.0)

Fitted carpet, radiator, power points, Upvc window, full range of quality fitted wardrobes, door to bedroom 3.

### Bedroom 3 32'9" x 32'9" (10.0 x 10.0)

Fitted carpet, Upvc window, power points, radiator.

### Tenure And Services

Council Tax Band - A

Freehold

Mains Gas Electric Water And Drainage

### Outside To The Front

There is an enclosed garden with side pathway which is being used for off road parking allowing space for up to 3 cars.

### Outside To The Rear

There is a fully enclosed garden laid to artificial turf with the patio seating area providing ample space for outside table and chairs. There is vehicular rear access all enclosed by high walls and fencing.

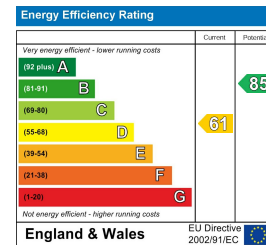
## Area Map



## Floor Plans



## Energy Efficiency Graph



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