

402 London Road South

, Lowestoft, NR33 0BQ

Offers Over £220,000

HARDIMANS

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402 London Road South, Lowestoft, Suffolk, NR33 0BQ

The property comprises a bay fronted 2 bedroom house with good size rooms having 2 shower rooms and an enclosed rear garden and good sized outbuilding.

Situated in South Lowestoft being within a ¼ of a mile of the sea and beach. Local shops are located nearby at Pakefield Terminus and Kirkley with main facilities found at Lowestoft town centre being about 1 1/2 miles distant. Lowestoft Railway Station is also located nearby.

HALLWAY
upvc door to front entrance with frosted glass insert, upvc frosted windows to front, stairs to first floor, under stairs storage cupboards and radiator.

SITTING ROOM
upvc bay window to front aspect, flame effect fireplace, radiator and coved ceiling.

DINING ROOM
upvc double doors into gardens, upvc windows rear aspect, radiator and coved ceiling.

KITCHEN
upvc window to rear aspect, upvc door to rear access, worktop space, cupboards and drawers under, cupboards above, sink with drainer, Beko gas hob, built in oven, spot light ceiling and coved ceiling, Baxi boiler behind cupboard (installed 2025)

STAIRS TO FIRST FLOOR AND LANDING
upvc window to side aspect, radiator, loft hatch, loft is fully boarded.

FRONT BEDROOM
upvc bay window to front aspect, radiator and coved ceiling.

JACK AND JILL SHOWER ROOM
UPVC frosted window to front aspect, low level WC, hand wash basin, shower cubicle with Triton electric shower, chrome effect towel radiator and coved ceiling.

BACK BEDROOM
upvc windows to rear aspect, spot light, radiator and coved ceiling.

EN-SUITE
fully tiled surround, uPVC frosted window to rear and side aspect, low level WC, hand wash basin, walk in shower cubicle with shower board surround, chrome effect towel radiator, built in cupboard, spot light and coved ceiling.

























OUTSIDE
To the front, fully enclosed garden with brick surround, gate entry, path to front door, lawn garden with border to front, shingle garden to side with mature planting, path to rear.

To the rear, pathways leading to rear access gate and outbuilding/small garage, mainly laid to lawn with mature planting in borders.

TENURE
Freehold

COUNCIL TAX BAND
C

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Good coverage when in place - Could achieve speeds of Ultrafast 10000mbps
* Mobile: Good coverage throughout the property (02, THREE, VODAFONE, EE ALL LIKELY)
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

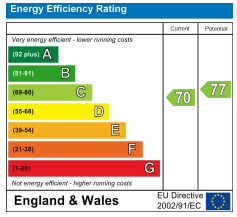
Floor Plan



Area Map



Energy Efficiency Graph



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The Property Ombudsman
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