


Aldreds
Estate Agents

# 26 Love Road

Lowestoft, NR32 2NY

**Asking Price £115,000**

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# 26 Love Road

Lowestoft, NR32 2NY

Aldreds are pleased to present this well-maintained three-bedroom end-terrace home, ideally located in the highly convenient North Lowestoft area. The property is within easy walking distance of Lowestoft's beaches, town centre, and railway stations, offering direct links to Norwich. This attractive family home is presented in good decorative order throughout, featuring neutral décor and spacious, versatile accommodation. The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room, a fitted kitchen, rear lobby, and a family bathroom. Upstairs, the first floor offers a small landing leading to three well-proportioned bedrooms. Outside, the property benefits from a rear patio garden, perfect for bistro-style dining and low-maintenance outdoor living. Additional features include uPVC double glazing and gas-fired central heating. Offered with no onward chain, early viewing is highly recommended.

## Entrance Hall

Laminate flooring, stairs off to the first floor.

## Lounge

11'7" x 13'6" including bay window (3.55 x 4.12 including bay window)

Laminate flooring, double aspect Upvc windows including a walk in bay window, radiator, power points, T.V point, coved ceiling.

## Inner Hallway

Laminate flooring, under stair recess.

## Dining Room

11'7" x 10'5" (3.55 x 3.2)

Laminate flooring, double aspect Upvc windows, power points, coved ceiling, radiator, T.V & internet sockets.

## Kitchen

12'4" x 5'11" (3.76 x 1.82)

Laminate flooring, full range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, power points, tiled splash backs, Upvc window, recess for white goods including plumbing for washing machine.

## Rear Lobby

Tiled effect vinyl flooring, Upvc door leading out to the rear garden.















## Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a shower set over a corner bath, low level W.C, pedestal sink, fully tiled walls, Upvc window, extractor fan, radiator, wall mounted energy efficient boiler.

## First Floor

Small landing with fitted carpet.

## Bedroom 1

11'5" x 11'0" (3.48 x 3.36)

Fitted carpet, flat plastered ceiling, double aspect Upvc windows, radiator, power points, full length walk in cupboard/wardrobe.

## Bedroom 2

10'10" x 10'2" (3.32 x 3.10)

Fitted carpet, double aspect Upvc windows, radiator, power points, T.V point, door leading to bedroom 3.

## Bedroom 3

12'5" x 5'11" (3.81 x 1.82)

Fitted carpet, Upvc window, radiator, power points, full length airing cupboard.

## Outside To The Front

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

## Outside To The Rear

There is a patio garden providing ample space for bistro style dining, timber and felt garden shed which is all enclosed by high fencing with side gate leading to front garden.

## Tenure And Services

Freehold

Council Tax Band - A

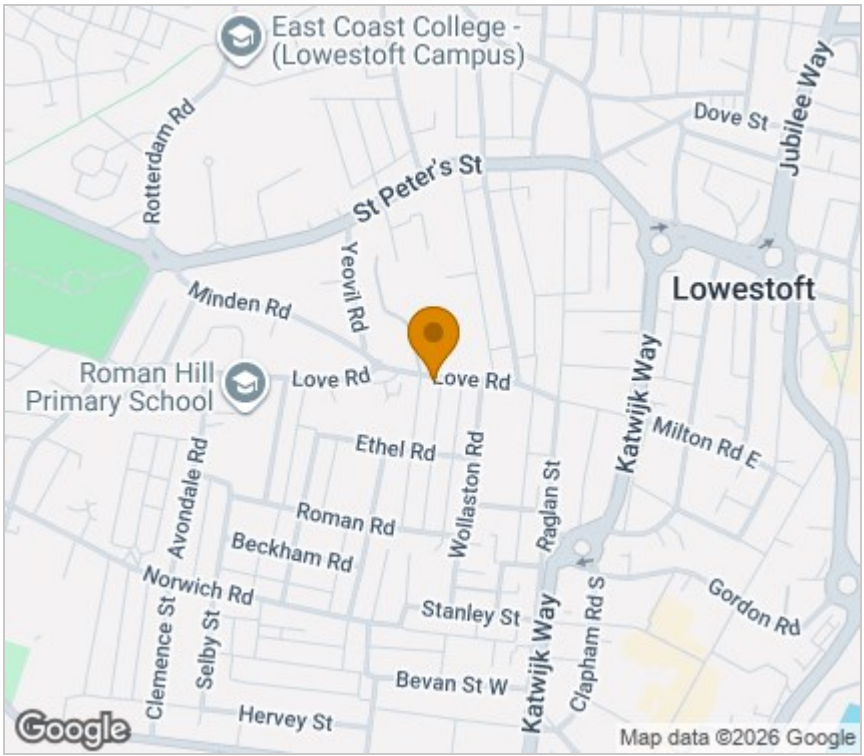
Mains Gas Electric Drains And Water

## Ref: L2742/11/26

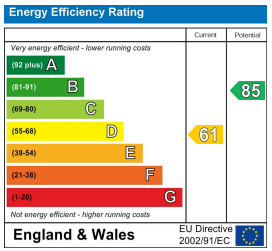
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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