



32 Blackheath Road

, Lowestoft, NR33 7JG

Asking Price £170,000



Situated in a popular Pakefield location, this chain-free two-bedroom property presents a fantastic opportunity for buyers looking to put their own stamp on a home. The accommodation boasts multiple reception rooms including a bright bay-fronted sitting room, dining room, and conservatory, all complemented by gas central heating throughout. Outside, the property benefits from front and rear gardens, with the generous rear garden offering off-road parking to the rear, along with mature planting and useful outbuildings. Well positioned close to local amenities, this home is ideal for first-time buyers, investors, or those seeking a project in a sought-after coastal area.



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch 2'10" x 2'2" (0.88m x 0.68m)

UPVC double glazed entrance door to the front aspect opening into a porch and timber door opening into the entrance hall.

Entrance Hall

Carpet flooring throughout, a radiator, stairs leading into the first floor landing, and door opening into the sitting room.

Sitting Room 24'6" into bay x 11'3" max (7.49m into bay x 3.45m max)

UPVC double glazed bay window to the front aspect with integrated seating area, carpet flooring throughout, a radiator, gas fireplace within a brick and panelled surround an an opening leading through to an additional reception area which also features a second gas fire within a brick and panel surround, under stairs storage cupboard, a radiator, double glazed window and door opening to the kitchen.

Kitchen 8'3" x 8'1" (2.53m x 2.48m)

UPVC double glazed window to the side aspect, door opening to the dining room, tile flooring throughout, tile splash backs, feature panelling, a selection of units above and below, laminate work surfaces, stainless steel 1.5 sink with drainer, extractor fan, gas oven and space for appliances including a washing machine, fridge and freezer.

Dining Room 9'6" x 8'0" (2.90m x 2.46m)

UPVC double glazed window and door to the side aspect opening into the garden, laminate flooring throughout, a radiator and french doors opening into the conservatory.

Conservatory 7'8" x 6'9" (2.34m x 2.08m)

UPVC double glazed window to the side aspect and sliding doors to the rear aspect opening into the garden and laminate flooring throughout.

Landing

Carpet flooring throughout, a radiator, loft hatch, and doors opening to the bathroom and bedrooms 1-2.

Bathroom 8'4" x 8'2" (2.55m x 2.50m)

UPVC double glazed window to the rear aspect, carpet flooring throughout, a cupboard housing a gas boiler, part tile walls, a toilet, corner bath with handheld shower attachment and pedestal hand wash basin.

Bedroom 1 14'5" into wardrobe x 10'7" (4.40m into wardrobe x 3.23m)

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, feature panelled walls with inset storage shelves and built-in wardrobes and dressing area.

Bedroom 2 11'11" x 8'7" (3.65m x 2.64m)

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and sliding doors opening to built-in storage, including a wardrobe.

Outside

To the front of the property, a gate opens to a fully enclosed, laid lawn garden with concrete pathway which leads up to the entrance porch.

To the rear of the property a concrete pathway leads up to a brick weave garden which houses a timber garden shed and summer house and leads down to a laid lawn with mature trees, shrubs, a greenhouse and concrete pad with double timber gates opening to rear access which provides an off-road parking space.

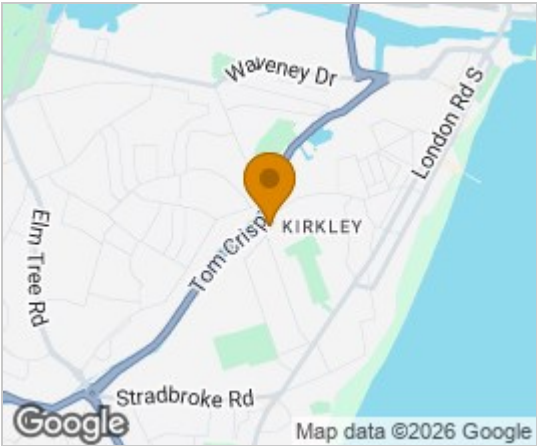
Financial Services

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Area Map



Floor Plans



Energy Efficiency Graph

