



12 Fenlands Crescent, Lowestoft  
£200,000

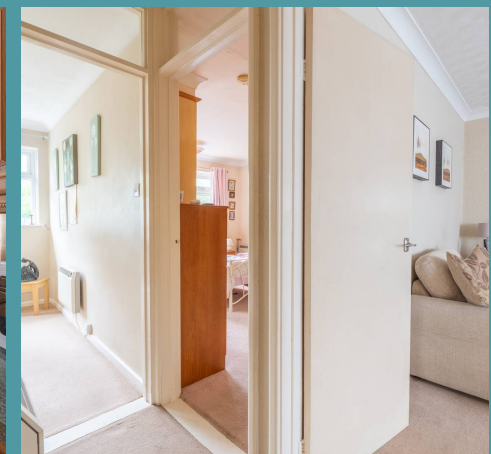
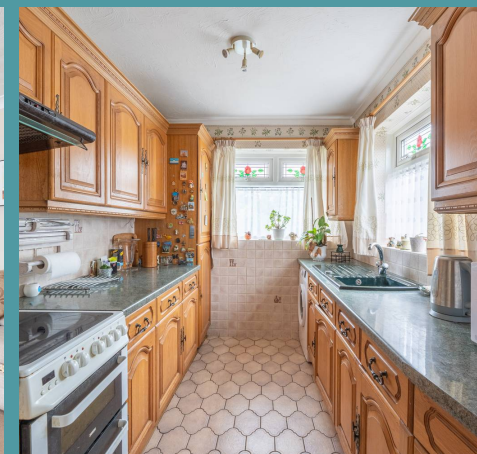
# 12 Fenlands Crescent

## Lowestoft

This semi-detached bungalow presents a unique opportunity for those seeking the ease of single-floor living. Perfectly suited for individuals looking to downsize while still enjoying the comforts of a well-designed home, this property offers a cosy and manageable living space. Don't miss the chance to acquire this residence and experience all it has to offer.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





## 12 Fenlands Crescent

### Lowestoft

Upon entering the residence, a comfortable sitting room immediately captures your attention, providing a relaxing space for unwinding or entertaining guests. Adjacent, the fitted kitchen is suitable for cooking your favourite home cooked meals, catering to every-day needs with ease. The layout flows seamlessly, emphasising convenience and simplicity in every-day living. Two thoughtfully appointed bedrooms are each designed for rest and relaxation. Completed with a shower room, accommodating all residents.

External features complement the property's charm, including a driveway providing off-road parking and a convenient carport, ensuring ample space for vehicles and storage needs. This practical addition enhances the property's functionality and convenience for residents. At the rear is a maintained garden, fully enclosed for privacy.

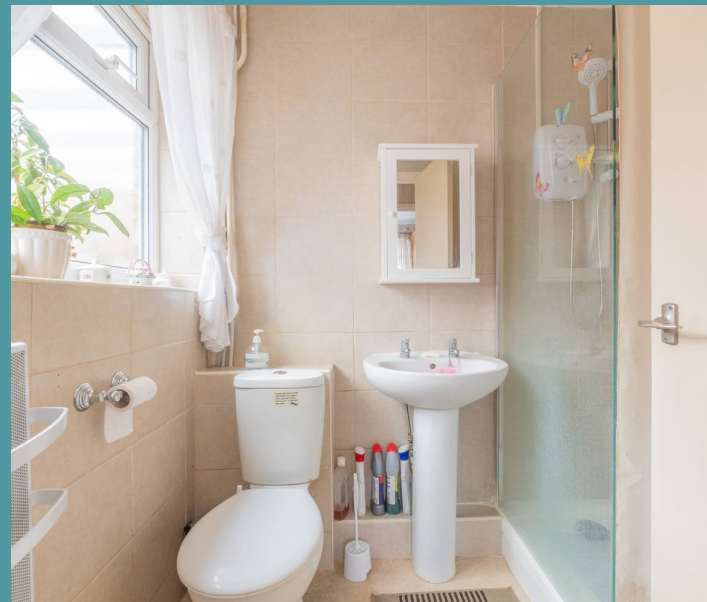
### AGENTS NOTES

We understand that this property is freehold.

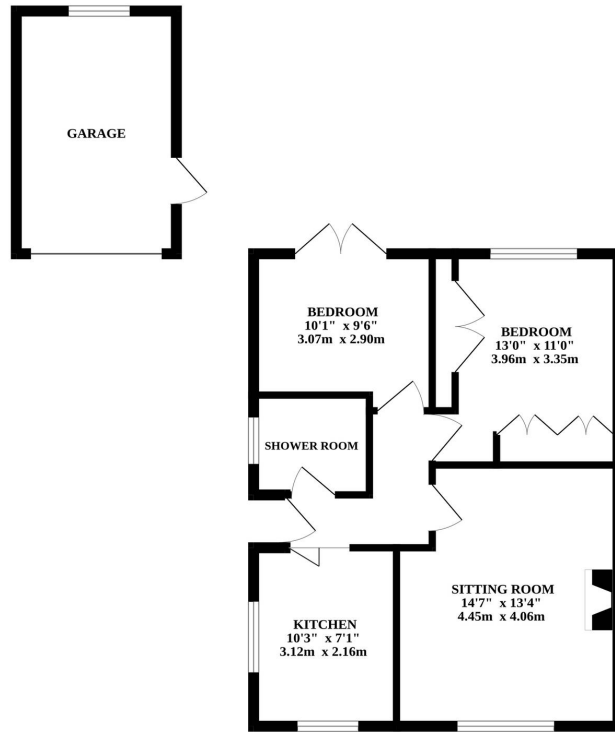
Connected to mains water, electricity, gas and drainage.

Heating system - Electric storage, electric heaters & a gas fire.

Council Tax Band: B



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# 12 Fenlands Crescent

Lowestoft

- SEMI-DETACHED BUNAGLOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- PERFECT FOR SOMEONE LOOKING TO DOWNSIZE OR TO REFURBISH
- COMFORTABLE SITTING ROOM
- FITTED KITCHEN
- TWO BEDROOMS & A SHOWER ROOM
- MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A CARPORT
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

