



Aldreds
Estate Agents

16 Arnold Street

Lowestoft, NR32 1PU

Asking Price £115,000



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Lowestoft, NR32 1PU

Aldreds are pleased to offer this realistically priced property situated close to Lowestoft town centre. The accommodation includes 2 reception rooms, kitchen, ground floor WC & shower + laundry room and on the first floor there are 2 double bedrooms and a bathroom. There is a nice sized rear garden and benefits also include Upvc windows and gas central heating. Situated close to shops and transport links. Early Viewing Recommended.

Lounge

10'9" x 11'5" (3.3 x 3.5)

Laminate flooring, Upvc window, modern tiled fireplace with tiled inset, power points, radiator, T.V point, wide opening leading to the dining room.

Central Hallway

Laminate flooring, stairs off to the first floor.

Dining Room

10'9" x 10'11" (3.3 x 3.35)

Laminate flooring, Upvc window, radiator, power points, wide opening leading to the lounge.

Kitchen

10'5" x 5'10" (3.2 x 1.8)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, tiled splash backs, stainless steel sink, recess for white goods, Upvc windows.

Rear Lobby

Tiled flooring, Upvc door leading to the lean to conservatory.

Ground Floor Shower Room

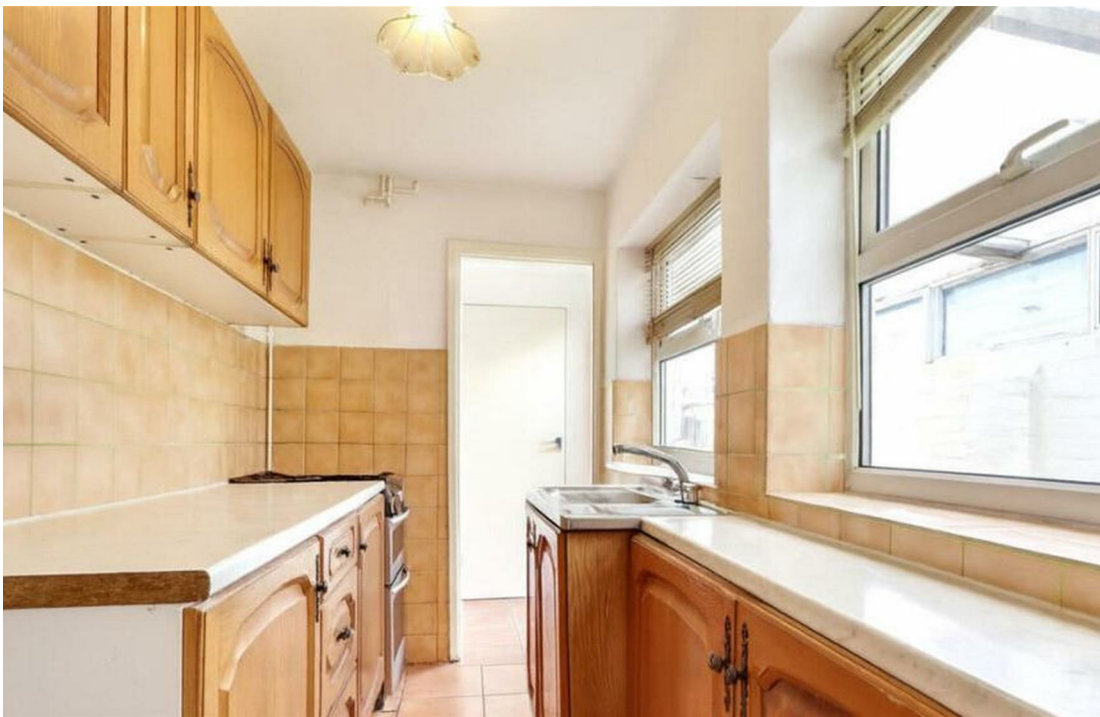
Ceramic tiled flooring, low level W.C., pedestal sink, fully tiled shower cubicle, Upvc window.

Lean To Conservatory

5'2" x 15'8" (1.6 x 4.8)

Laminate flooring, poly carbonate roof, door leading out to the rear garden.





First Floor Landing

Small landing with fitted carpet.

Bedroom 1

10'9" x 12'9" (3.3 x 3.9)

Laminate flooring, Upvc window, power points, T.V point, radiator, full length storage cupboard/wardrobe.

Bedroom 2

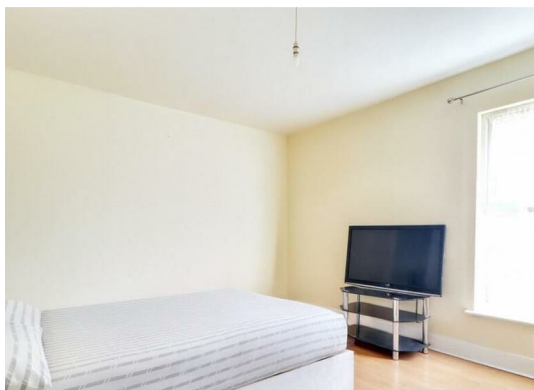
10'2" x 12'9" (3.12 x 3.9)

Laminate flooring, radiator, power points, Upvc window, door leading to family bathroom.

Family Bathroom

9'7" x 5'3" (2.94 x 1.62)

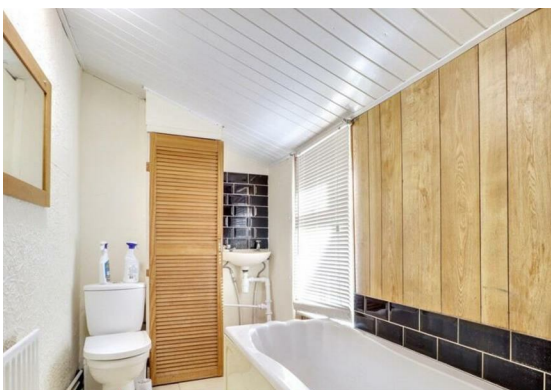
Ceramic tiled flooring, bathroom suite comprising of a panel bath, low level W.C, wall mounted sink, tiled splash backs, radiator, Upvc window.



Outside To The Rear

There is a fully enclosed rear garden which is currently overgrown, lawned area and shrub borders all enclosed by high walls and fencing. There is a very private rear and side aspect.

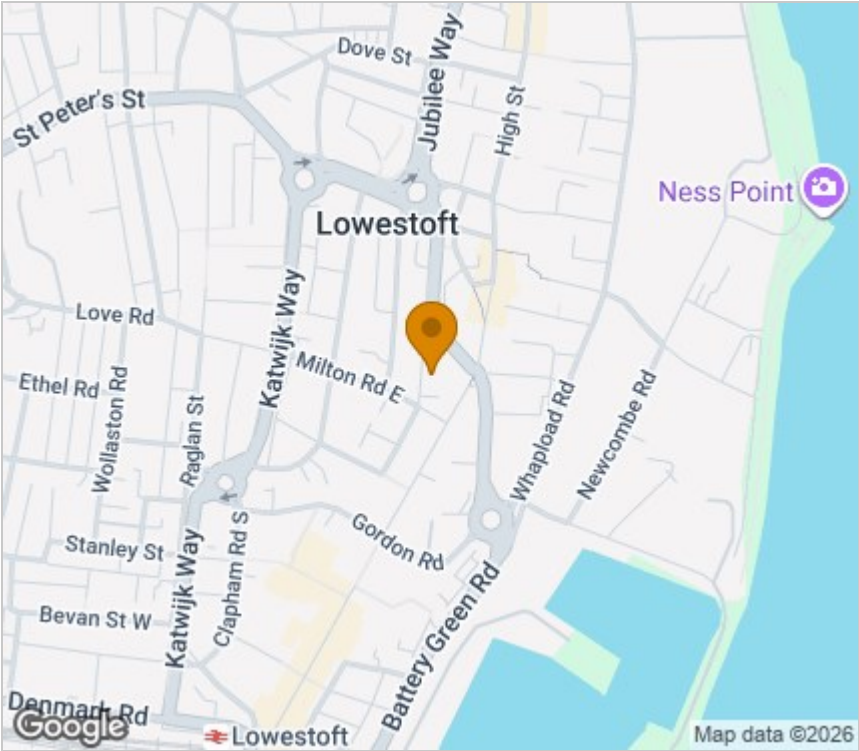
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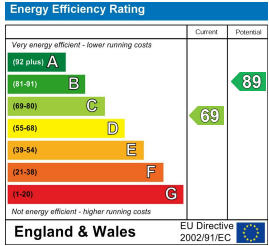
Floor Plan



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.

Disclaimer
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