



Aldreds
Estate Agents

9 Raglan Street

Lowestoft, NR32 2JP

Asking Price £95,000



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Aldreds are delighted to offer this well presented two bedroom mid terrace house situated in this convenient North Lowestoft location. The property is within walking distance of the railway station and award-winning Lowestoft beaches. The spacious and versatile accommodation includes two reception rooms, a fitted kitchen and a separate utility room on the ground floor. To the first floor is a full-length landing with two bedrooms and a bathroom, all accessed independently. Further benefits include uPVC double glazing throughout and gas central heating via a recently installed combination boiler. Offering exceptional value for money, this property would make an ideal first-time purchase or a strong investment opportunity. Early viewing is highly recommended.

Lounge

11'2" x 10'5" (3.41 x 3.19)

Fitted carpet, uPVC window, uPVC entrance door, feature fireplace, power points, tv point, radiator.

Inner Hallway

Fitted carpet, stairs leading to first floor.

Dining Room

9'4" x 11'6" (2.87 x 3.51)

Fitted carpet, uPVC window, radiator, power points, feature fireplace, understairs recess ideal for a desk or work station.

Kitchen

8'8" x 5'7" (2.65 x 1.71)

Fitted kitchen flooring, a range of white fitted kitchen units with extended work surfaces, integrated oven with four burner gas hob, tiled splashbacks, double stainless steel sink with single drainer, recess for white goods, uPVC window, uPVC door leading out to the rear garden, power points.





Utility Room

Fitted flooring, uPVC window, radiator, recess for washing machine and tumble dryer, roll top work surface, modern wall mounted energy efficient gas boiler, tiled splashbacks, power points.

Landing

Fitted carpet, loft access, two separate bedrooms and a bathroom leading off.

Bedroom 1

10'6" x 11'8" (3.22 x 3.57)

Laminate flooring, uPVC window, power points, radiator.

Bedroom 2

11'6" x 9'4" (3.52 x 2.87)

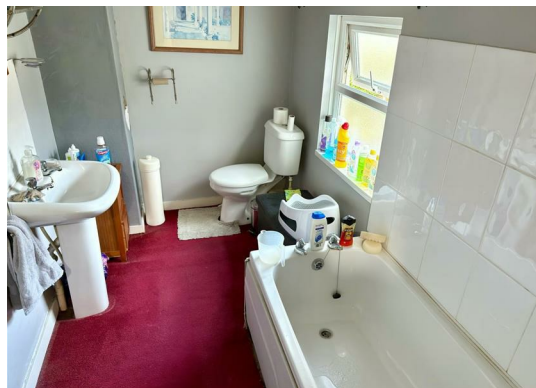
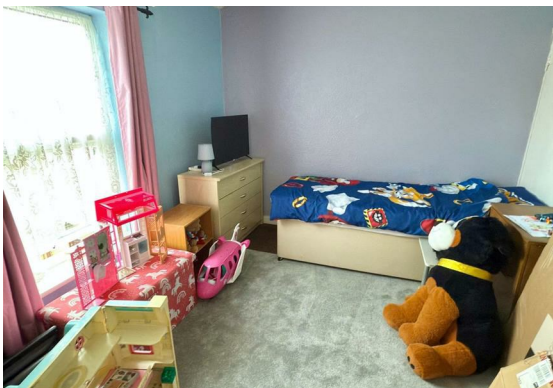
Fitted carpet, uPVC window, power points, radiator, full length cupboard,

Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a panel bath, low level WC, pedestal sink, tiled splashbacks, uPVC window, radiator.

Outside

To the rear there is a patio garden providing ample space for bistro style dining enclosed by stone walls with a very private rear aspect.



Floor Plan



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.

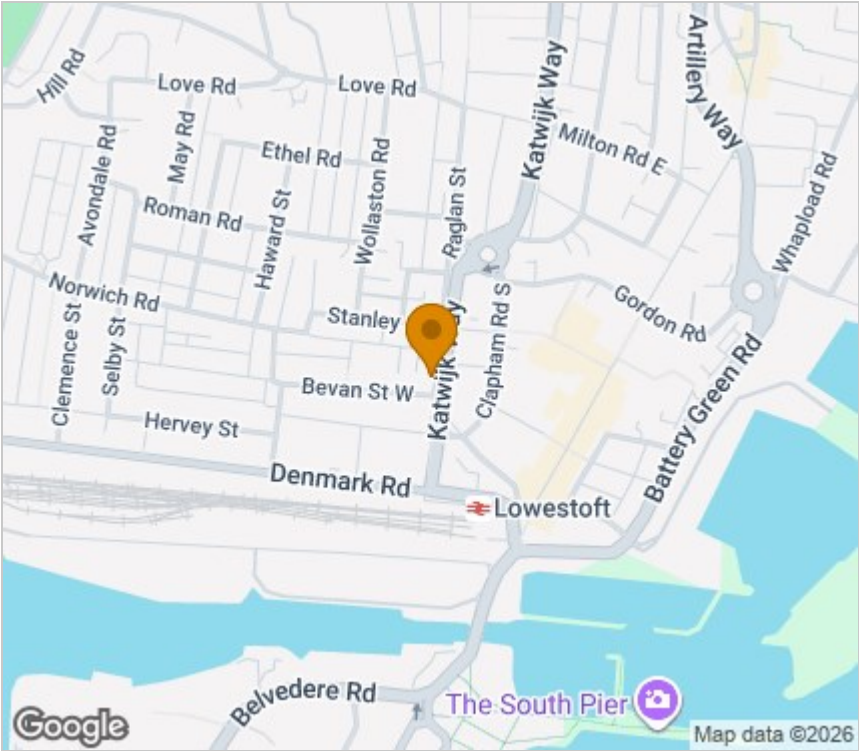
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Area Map



Energy Efficiency Graph

