

Aldreds
Estate Agents



12 Tennyson Road
Lowestoft, NR32 1PS
Asking Price £100,000



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Aldreds are delighted to offer this 2 bedroomed + loft room mid terraced cottage situated in this very desirable North Lowestoft location being within a 1 minute walk of the town center and a 15 minute walk of the train station and Lowestoft beaches. This property would be ideal for a first time purchase or an investment buyer. With some basic cosmetic work required although the property does benefit from a modern central heating system and has been rewired within the last 7 years. All the windows are Upvc double glazed but would benefit from new floor coverings and redecoration throughout. Set at a very realistic asking price with spacious accommodation set over 3 floors which includes 2 reception rooms, kitchen, lobby and shower room and on the first floor there are 2 double bedrooms with the benefit of a loft room on the second floor. (useful for a variety of uses). Early viewing strongly recommended. No onward chain.

Lounge

11'3" x 11'11" (3.45 x 3.65)

Fitted carpet, radiator, power points, TV point, Upvc entrance door, Upvc window.

Inner Hallway

Fitted carpet, stairs off to the first floor.

Dining Room

11'8" x 11'11" (3.57 x 3.64)

Fitted carpet, Upvc window, power points, radiator.

Kitchen

9'9" x 6'2" (2.98 x 1.9)

Timber effect vinyl flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, tiled splash backs, Upvc window, power points, Upvc door leading to rear garden, recess with power points ideal for fridge/freezer.





Shower Room

Wet room style flooring, open plan shower cubicle, low level W.C, wall mounted sink, aqua board splash backs, radiator, Upvc window, extractor fan.

First Floor

Small landing with fitted carpet.

Bedroom 1

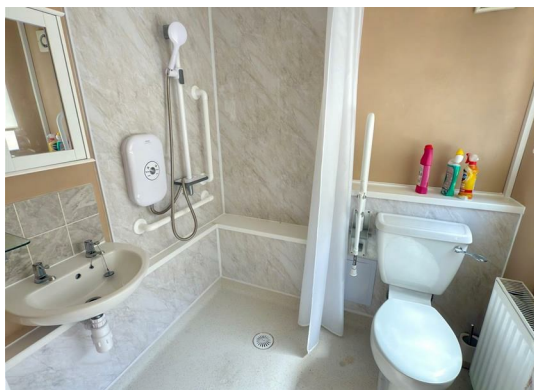
12'7" x 11'7" (3.86 x 3.55)

Timber flooring, radiator, power points, Upvc window, stairs leading up to the loft room.

Bedroom 2

11'3" x 9'10" (3.43 x 3.02)

Fitted carpet, coved ceiling, radiator, power points, Upvc window, wall mounted energy efficient combination boiler.



Loft Room

10'1" x 13'5" (3.08 x 4.1)

Stripped floorboarding, Upvc window, radiator, power points.

Outside To The Rear

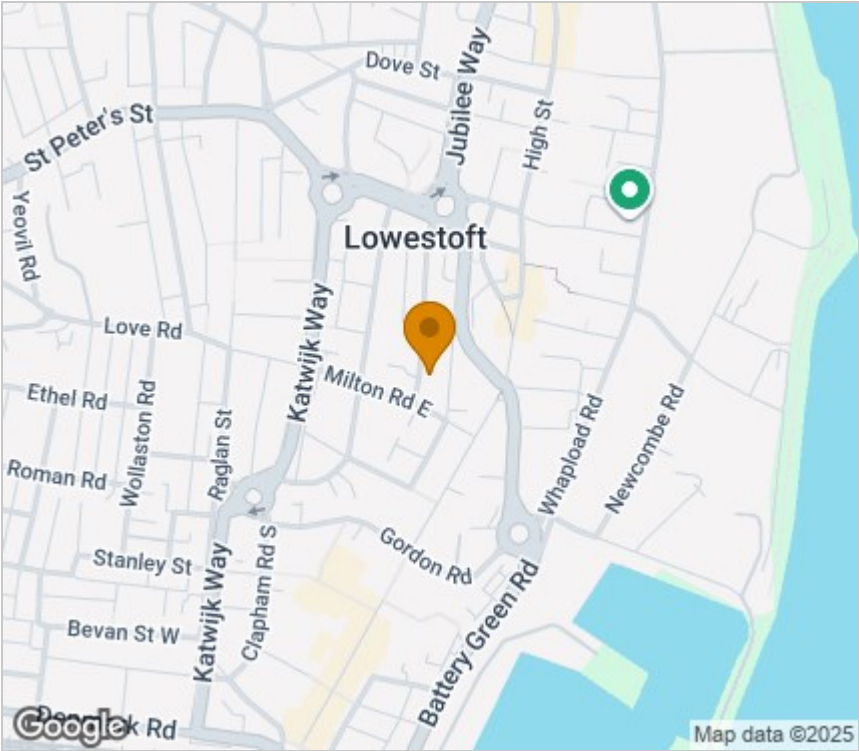
There is a courtyard garden enclosed by high fencing and brick walls, pedestrian rear access, space for bistro style dining.



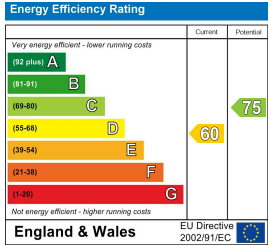
Floor Plan



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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143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA