



12 Tennyson Road

Lowestoft, NR32 1PS

Asking Price £100,000



12 Tennyson Road

Lowestoft, NR32 1PS

Aldreds are delighted to offer this 2 bed roomed + 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.

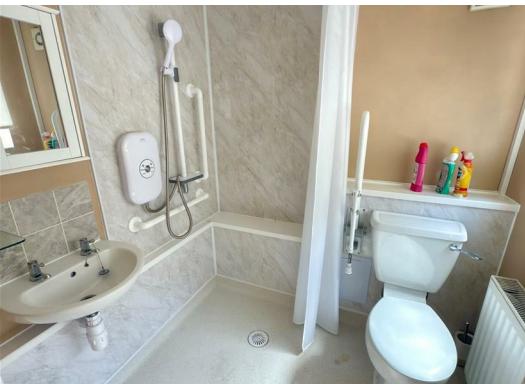
Loft Room

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

Stripped floorboarding, Upvc window, radiator, power points.

Outside To The Rear

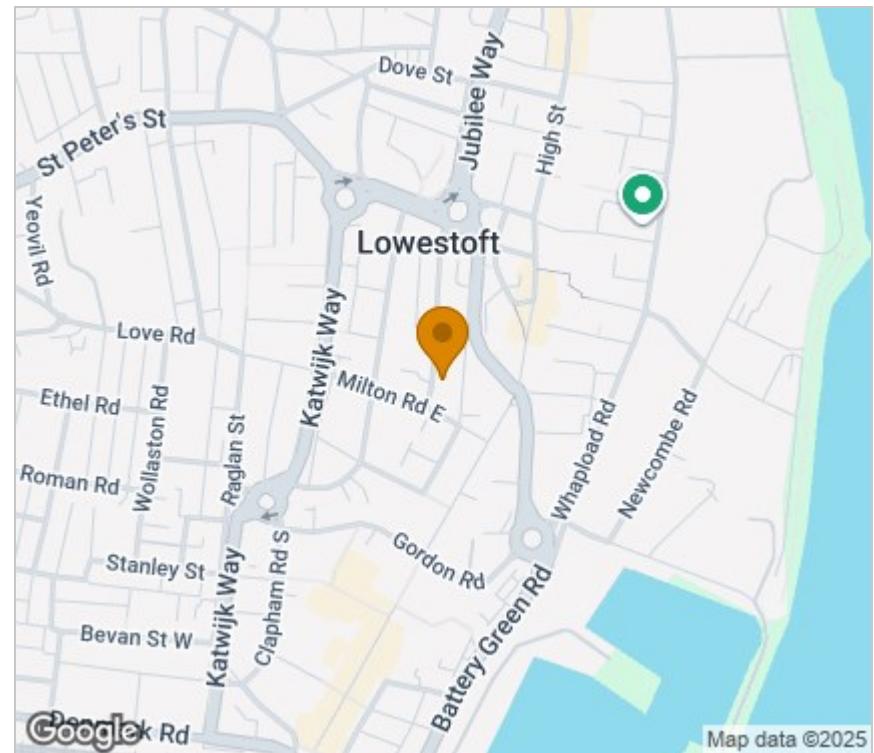
There is a courtyard garden enclosed by high fencing and brick walls, pedestrian rear access, space for bistro style dining.



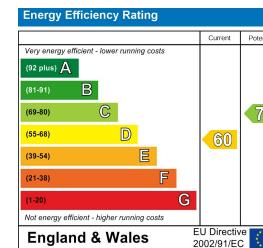
Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA