

**Aldreds**  
Estate Agents



36 Hervey Street

Lowestoft, NR32 2JG

Asking Price £150,000





## 36 Hervey Street

Lowestoft, NR32 2JG

Aldreds are delighted to offer this modern two bedroom property situated in this very desirable North Lowestoft location being within walking distance of Lowestoft Town's shopping centre and railway station with direct links to Norwich City Centre. This spacious family home offers versatile accommodation including an entrance porch, spacious lounge and an open plan kitchen/diner leading to a Upvc fully heated conservatory. On the first floor there is a central landing, two double bedrooms and a shower room. There is a very well presented frontage and to the rear there is a spacious garden with vehicular access which gives the potential to create off road parking or garage (subject to permissions). Benefits include gas fired central heating and uPVC double glazed windows. Making an ideal family home or first time purchase early viewing is strongly recommended.

### Entrance Porch

Fitted carpet, uPVC entrance door, radiator.

### Lounge

13'3" x 14'10" (4.05 x 4.53)

Fitted carpet, coved ceiling, uPVC window, two radiators, power points, tv point, modern timber fireplace with marble effect inset and hearth with living flame electric fire, galleried staircase leading to first floor.

### Kitchen/Diner

13'3" x 7'4" (4.05 x 2.24)

Timber effect vinyl flooring, a range of fitted kitchen units, extended work surfaces, stainless steel sink with draining board, tiled splashbacks, uPVC window, uPVC door, recess for white goods including plumbing for a washing machine, extraction cooker hood, radiator, modern wall mounted energy efficient combination boiler, space for dining table and chairs.

### Conservatory

11'6" x 7'8" (3.51 x 2.36)

Fitted carpet, polycarbonate roof, large aspect uPVC windows, patio doors leading out to rear garden, radiator.







### Full Size Central Landing

Fitted carpet, power points, loft access leading to insulated loft space, full length storage cupboard.

### Bedroom 1

10'9" x 10'0" (3.28 x 3.05)

Fitted carpet, uPVC window, radiator, power points, two built in wardrobes, built in overhead cupboards and drawers.

### Bedroom 2

8'0" x 10'5" (2.46 x 3.20)

Fitted carpet, uPVC window, radiator, power points.

### Family Shower Room

Tile effect vinyl flooring, modern shower suite comprising of an oversized fully tiled shower cubicle enclosed by folding glass doors, vanity sink unit, low level WC, full length heated towel rail, uPVC window.

### Outside

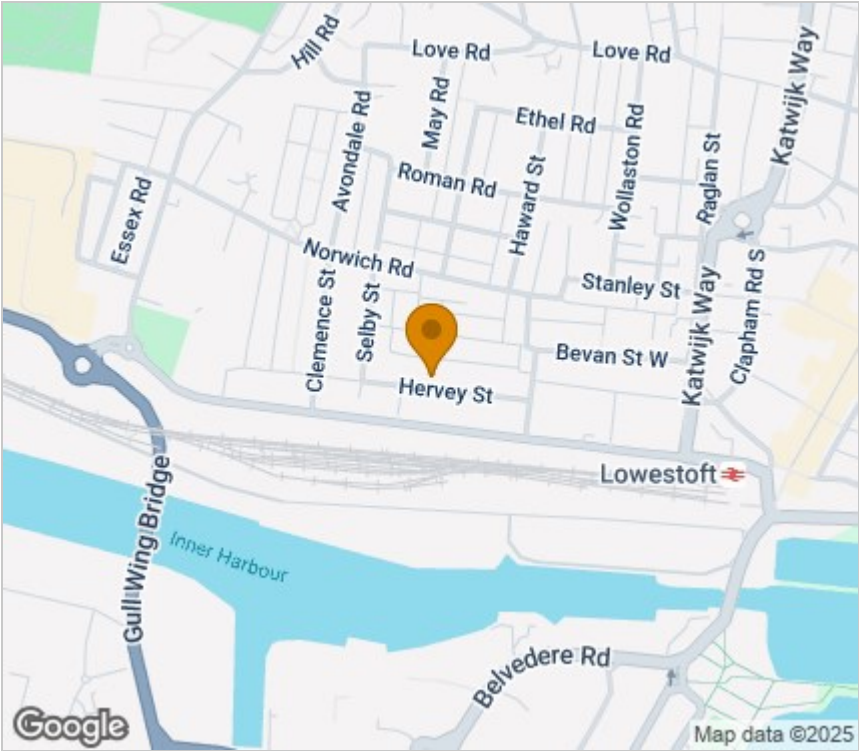
To the front of the property there is a beautifully presented front garden with a range of flowers and shrubs, footpath leading to front door. Outside to the rear there is a beautifully presented rear garden with ornamental bark surrounds, concrete footpath, a full range of specimen flowers and shrub borders, timber and felt garden sheds/workshop, all enclosed by high brick wall and fencing, vehicular rear access which gives the potential of creating a rear driveway or garage if required (subject to the appropriate permissions).



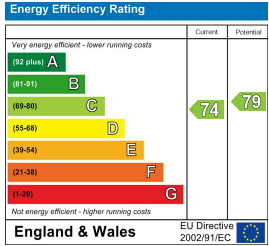
Floor Plan



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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