

**Aldreds**  
Estate Agents



50 Toning Street  
Lowestoft, Suffolk, NR32 2AN  
Asking Price £99,995



## 50 Toning Street

Lowestoft, Suffolk, NR32 2AN

Aldreds are pleased to present this well positioned three bedroom home in a highly convenient North Lowestoft location, within easy walking distance of the town centre, railway station, and the award-winning Lowestoft beaches. This spacious family property offers excellent value for money, featuring two reception rooms, an open plan kitchen/diner, and a ground floor bathroom. Upstairs, the property comprises a small landing leading to three bedrooms. Additional benefits include uPVC double glazing and gas fired central heating. This home would make an ideal purchase for first-time buyers or investors alike. Early viewing is highly recommended. \*\* NO CHAIN \*\*

### Lounge

11'7" x 14'8" (3.54 x 4.49)

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

### Dining Room

9'7" x 12'0" (2.94 x 3.68)

Fitted carpet, radiator, power points.

### Extended Kitchen/Diner

11'8" x 12'5" (3.58 x 3.81)

Timber effect vinyl flooring, a range of fitted kitchen units with extended timber work surfaces, stainless steel sink with single drainer, recess for white goods, double aspect uPVC windows, ample space for family size dining table and chairs.

### Rear Lobby

Timber effect flooring, uPVC door leading to rear garden.

### Family Bathroom

Timber effect flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, uPVC window, tiled splashbacks, radiator, extractor fan.





### Landing

Fitted carpet.

### Bedroom 1

11'8" x 12'4" (3.57 x 3.78)

Fitted carpet, power points, radiator, uPVC window, loft access leading to insulated loft space.

### Bedroom 2

12'11" x 8'10" (3.95 x 2.71)

Fitted carpet, uPVC window, radiator, power points, overstairs storage cupboard, double doors leading to:-

### Bedroom 3

9'5" x 6'1" (2.89 x 1.87)

Fitted carpet, double aspect uPVC windows, power points, radiator.



### Outside

To the rear of the property there is an enclosed courtyard garden with timber and felt garden shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas & drainage.

### Council Tax

Band 'A'

Ref: L2578/03/26



## Floor Plan



## Viewing

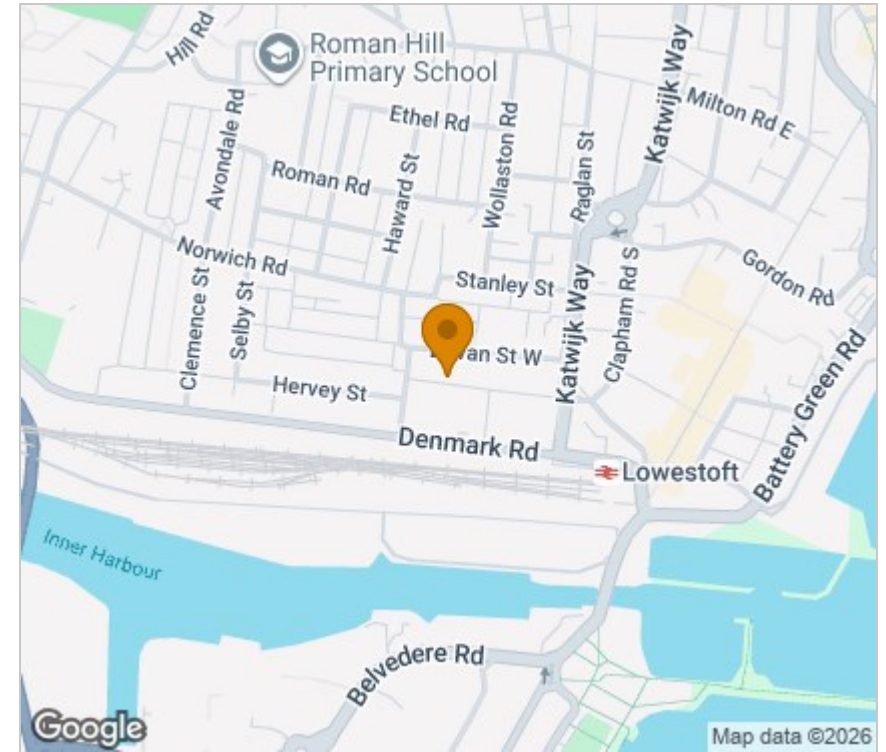
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

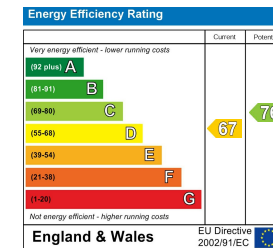
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## Area Map



## Energy Efficiency Graph



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