

**Aldreds**  
Estate Agents

21 Union Place  
Lowestoft, NR33 0HG  
Asking Price £170,000



## 21 Union Place

Lowestoft, NR33 0HG

Aldreds are delighted to offer this beautiful two bedroom house situated within a five minute walk of the award-winning South Lowestoft beach. The current owners have improved this property with absolutely no expense spared with quality fixtures and fittings throughout and tasteful decorations. The spacious accommodation includes a lounge leading into an open plan formal dining area, a quality fitted kitchen with integrated appliances and ground floor WC. On the first floor there are two large double bedrooms and a quality fitted family shower room. Benefits also include gas central heating fired by a recently installed energy efficient combination boiler and all windows and doors are sealed unit double glazed. The property has lots of character including tiled fireplaces and high skirting boards. All ceilings have been flat plastered and the modern fitted floor coverings and window blinds are included in the asking price. Outside to the front there is an enclosed front garden and to the rear there is a beautiful raised decked seating area providing space for bistro style dining, further to the rear are double timber gates which create an enclosed off road parking space. Properties presented to this high standard in this very desirable location rarely become for sale and an early viewing is strongly recommended to appreciate this outstanding property.

### Lounge

14'6" x 11'6" (4.42 x 3.53)

Fitted carpet, flat plastered ceiling, uPVC window, composite entrance door, radiator, feature fireplace with timber surround, in-keeping tiled inset & living flame electric fire, power points, tv point, wide opening leading to:-

### Open Plan Dining Room

11'5" x 11'7" (3.50 x 3.54)

Fitted carpet, flat plastered ceiling, understairs storage cupboard, power points, double patio doors leading out to the rear external decking and garden area.

### Kitchen

10'8" x 5'11" (3.26 x 1.82)

Vinyl flooring, a range of quality modern fitted kitchen units with solid timber work surfaces, double ceramic sink, integrated appliances including a full length fridge/freezer, stainless steel extraction cooker hood, stainless steel oven with matching four burner ceramic hob, uPVC window, tiled splashbacks.





### Utility Area

Vinyl flooring, fitted base units, plumbing for a washing machine, wall mounted recently installed energy efficient combination boiler.

### Ground Floor WC

Vinyl flooring, low level WC, vanity sink unit, radiator, fully tiled walls, uPVC window.

### Landing

Fitted carpet, flat plastered ceiling, loft access leading to insulated loft space.

### Bedroom 2

11'5" x 11'2" (3.48 x 3.41)

Fitted carpet, flat plastered ceiling, uPVC window, power points, radiator, door leading to:-

### Family Shower Room

Laminate flooring, quality modern fitted shower suite comprising of a fully tiled shower cubicle, vanity sink unit, low level WC, a range of fitted base units with extended work surface, extractor fan, fully tiled walls, uPVC window, full length heated towel rail, inset spotlighting.

### Bedroom 1

11'7" x 14'7" (3.55 x 4.45)

Fitted carpet, flat plastered ceiling, uPVC window, feature fireplace with timber surround and in-keeping tiled inset, power points, radiator.

### Outside

To the front of the property there is an enclosed front garden with a footpath leading to front door. Outside to the rear there is a fully enclosed garden providing ample space for bistro style dining, raised decked seating area, double gates creating a rear driveway, all enclosed by high timber fencing.



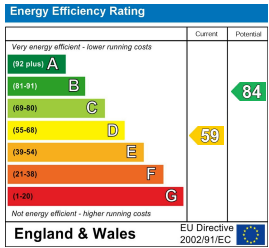
Floor Plan



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](mailto: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