



Lowestoft,

£130,000

- Offered with no onward chain
- Two spacious reception rooms
- Close to public transport links
- Gas combi boiler
- Ideal investment opportunity
- Three bedrooms
- Modern kitchen/Breakfast Room

Stanford Street, Lowestoft

Set within the ever-popular North Lowestoft location, 57 Stanford Street is a well presented and chain free three bedroom home, perfectly suited to first-time buyers and investors alike.



Council Tax Band: A



DESCRIPTION

Set within the ever-popular North Lowestoft location, 57 Stanford Street is a well presented and chain free three bedroom home, perfectly suited to first-time buyers and investors alike.

Elevated from the street and offering characterful proportions, modern fittings and a private rear garden, the property combines comfortable living with excellent potential in a convenient and sought-after setting.

The elevated frontage leads you into a welcoming lounge, beautifully finished in neutral tones to create a calm and inviting atmosphere, perfect for relaxing or entertaining. From here, a door opens into an inner lobby with staircase rising to the first-floor landing and access through to the heart of the home.

The kitchen/breakfast room is fitted with a modern range of units and benefits from an integrated oven, electric hob and extractor fan, with dedicated spaces for a fridge and freezer. A further door leads into a useful utility room, providing additional storage and workspace, and offering access to the ground floor bathroom and the rear garden. The bathroom is finished with a contemporary white suite, comprising a panelled bath, pedestal wash basin and WC.

Upstairs, the first-floor landing opens to two generous double bedrooms, both enhanced by tall ceilings and large windows that flood the rooms with natural light. The third bedroom, accessed via the second, offers versatility as a nursery, home office or dressing room

Externally, the property continues to impress with a private rear garden, ideal for outdoor dining or low-maintenance enjoyment, and benefits from gated rear access.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

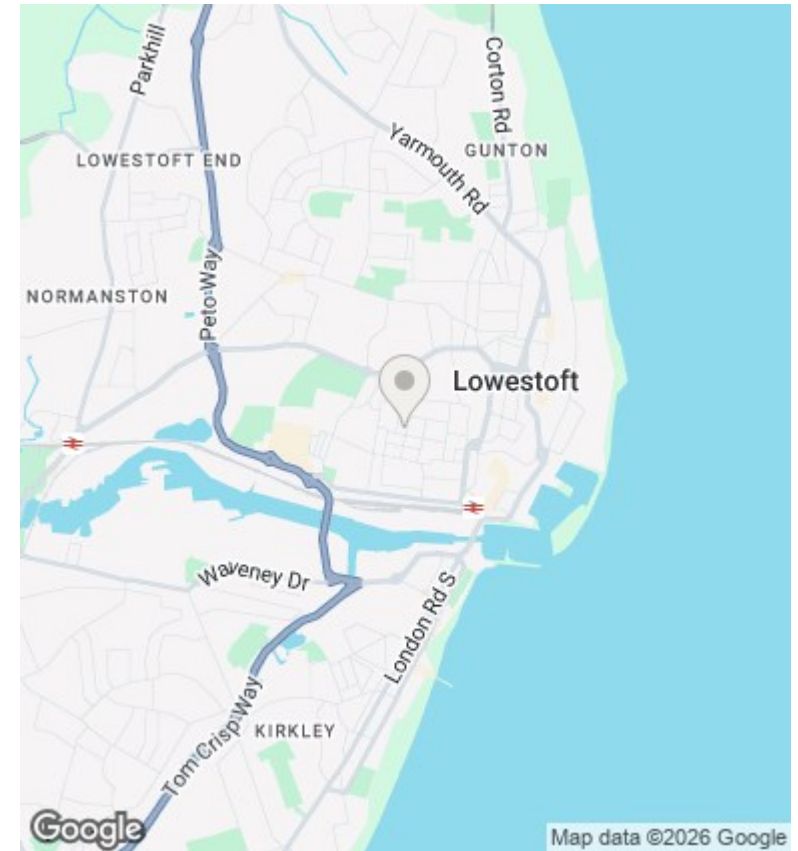
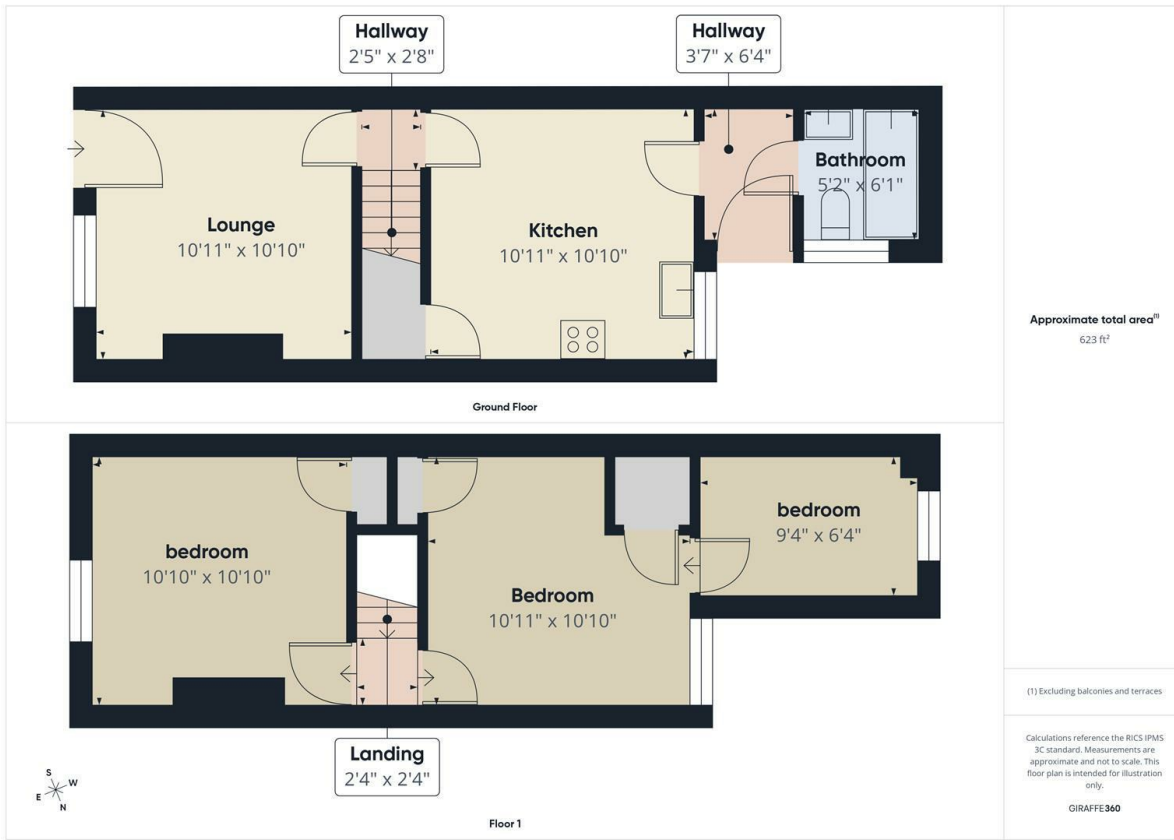
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

TENURE FREEHOLD

OUTGOINGS COUNCIL TAX BAND A





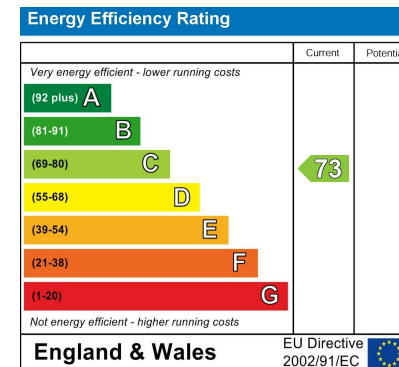


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com