



**Toning Street, Lowestoft NR32 2AL**

**welcome to**

**Tonning Street,Lowestoft**

William H Brown Lowestoft are thrilled to present this TWO Bedroom mid-terrace home on Tonning Street. The property is situated within easy walking distance to a range of local amenities and would be an ideal starter home for First Time Buyers or suitable for Investors alike.



**\*\* Guide Price £120,000 - £130,000 \*\***  
**William H Brown are thrilled to present this TWO bedroom home located on Toning Street. The property is conveniently situated within easy walking distance to the local Lowestoft High Street, meaning a range of local shops and amenities are close by with access to train and bus transport routes too. Lowestoft's award winning beaches are also just a short distance away, being a particular draw for all ages to enjoy.**  
**The property itself would be ideal for first time buyers, looking to get on the property ladder - or alternatively would be a good investment property for investors. You enter the property into a welcoming entrance hall, which grants access through to the open plan and sociable style Lounge/Kitchen. The kitchen is of a modern and contemporary style with plenty of storage cupboard space, integrated Oven, Hob and overhead Extractor fan and space for other white goods. Upstairs, the property has two bedrooms - one being a good sized double room and both have access to the family bathroom which has a bath tub with overhead shower to suit busy modern day living. Outside, there is a fenced surround Rear garden which is low maintenance with patio which is ideal for outdoor furniture and alfresco dining in the summer months. For more information and to schedule in your viewing - please call us today on 01502 585998!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Door to Lounge/Kitchen, Carpet flooring.

#### **Lounge/Kitchen**

26' 2" x 10' 11" ( 7.98m x 3.33m )

Lounge Area: Double glazed window to Front aspect, Open plan with Kitchen, Power points, Radiator, Carpet flooring.

Kitchen Aspect: Double glazed window and door to Rear aspect, Fitted Kitchen units and work surfaces, Sink and drainer unit, Integrated Hob and Oven with Overhead Extractor fan, Space for 50/50 Fridge Freezer, Plumbing for washing machine, Radiator, Lino wood effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1 & 2 and Family Bathroom, Loft hatch, Carpeted stairs and landing area flooring

#### **Bedroom 1**

10' 2" x 8' 9" ( 3.10m x 2.67m )

Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

10' 1" x 6' 8" ( 3.07m x 2.03m )

Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Partially tiled walls, WC, Wash hand basin, Bath tub with overhead shower and screen, Shaving point, Laminate wood effect flooring.

### Outside

#### **Rear Garden**

Low maintenance garden with patio throughout and fenced surround, Rear access gate leading to street parking and brick built storage shed.



**view this property online** [williamhbrown.co.uk/Property/LOW108404](http://williamhbrown.co.uk/Property/LOW108404)



welcome to

## Tonning Street, Lowestoft

- \*\* Guide Price £120,000 - £130,000 \*\* Two Bedroom Mid-Terraced Home
- Low Maintenance Rear Garden
- Open Plan Sociable Kitchen/Lounge Area
- Bathroom with Bath Tub and Overhead Shower
- Close to Town Centre
- Ideal for First Time Buyers and Investors Alike
- On Street Parking to the Front and Rear of the Property
- Modern Style Kitchen with Integrated Oven, Hob and Overhead Extractor Fan

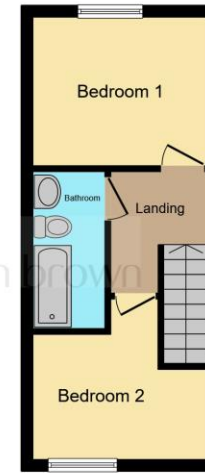
Tenure: Freehold EPC Rating: C

offers in excess of

**£120,000 - £130,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108404 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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