

HARDIMANS



54 Selby Street
Lowestoft, NR32 2BE
Chain Free £150,000



54 Selby Street, Lowestoft, Suffolk, NR32 2BE

Welcome to Selby Street, Lowestoft - a charming modern end terrace house that could be your next dream home! This property boasts a very large lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones. The extended kitchen/breakfast room with high gloss units is a chef's delight, offering ample space to whip up delicious meals.

With three separate bedrooms, there's plenty of room for a growing family. The private side and rear garden provides a wonderful suntrap to sit out and enjoy the sun. Parking can always be an issue, but the property not only has a garage, but plenty of parking.

Located in a desirable area, this property offers both comfort and convenience. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home. Contact us today to arrange a viewing and take the first step towards owning this fantastic property on Selby Street!

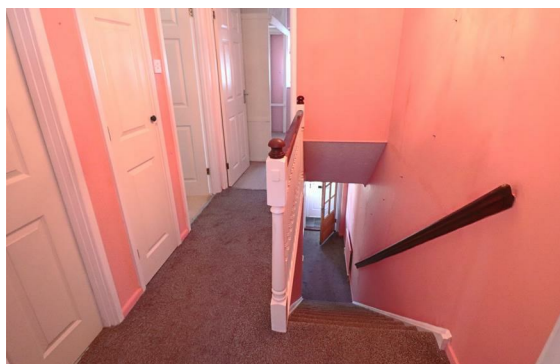
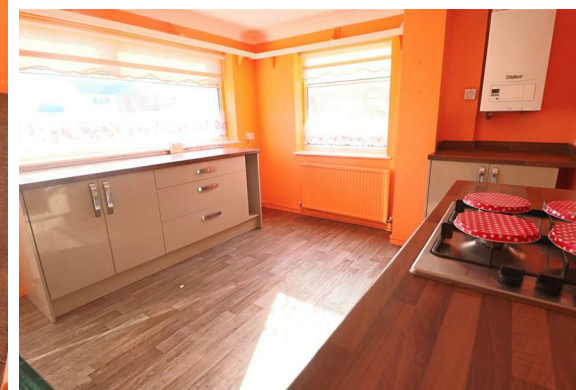
Composite door to:-

ENTRANCE PORCH

with double glazing, further glazed door to:-

ENTRANCE HALL

stairs to first floor, radiator, cupboard containing electric meters and fuse box, ornamental ceiling rose.





PARTICULARLY SPACIOUS THROUGH LOUNGE/DINER

with triple aspect window, sealed unit double glazing, attractive ornamental fireplace, double radiator, 2 ornamental ceiling roses.

GOOD SIZE EXTENDED KITCHEN/DINER

fitted in a range of contemporary light oak high gloss fronted units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, Neff 4 burner gas hob, glass splashback and glass/stainless steel extractor, oven/grill, Valliant gas combination boiler heating domestic hot water and radiator heating system, double radiator, built-in pantry cupboard, double aspect windows with double glazing and door to rear garden.

STAIRS TO FIRST FLOOR AND LANDING

access to roof void, built-in airing cupboard with lagged copper cylinder.

MASTER BEDROOM

double aspect windows, sealed unit double glazing, radiator, double built-in wardrobe cupboard.

BEDROOM 2

sealed unit double glazed window, radiator.

BEDROOM 3

sealed unit double glazed window, radiator, fitted wardrobe cupboard.

MODERN FITTED BATHROOM

cased bath, hot and cold, Triton shower unit, modern style washbasin, low level wc, radiator, sealed unit opaque glazed window.



OUTSIDE

The property is situated on a good size corner plot, to the front with attractive garden area, to the side private patio area with summer house enclosed by brick retaining wall and timber fencing. To the rear, further paved patio garden, brick retaining walls. Note: The property has an adjacent garage of brick and felt construction with up and over door and more than ample car parking in front

COUNCIL TAX BAND

B

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

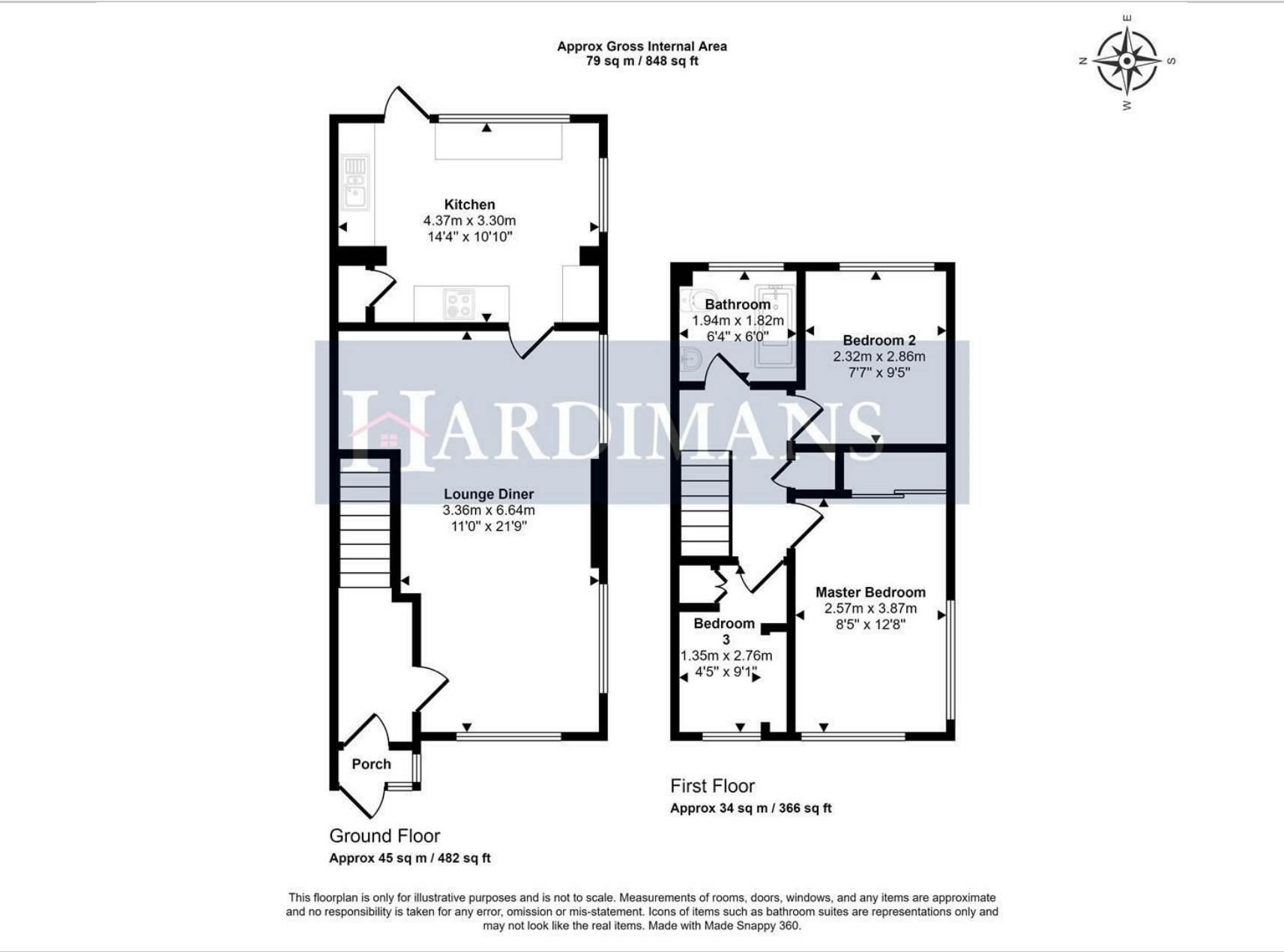
* Broadband: Ultrafast Dowload1000
Mbps Upload 1000 Mbps

* Mobile: EE, THREE, 02, VODAFONE
ALL LIKELY

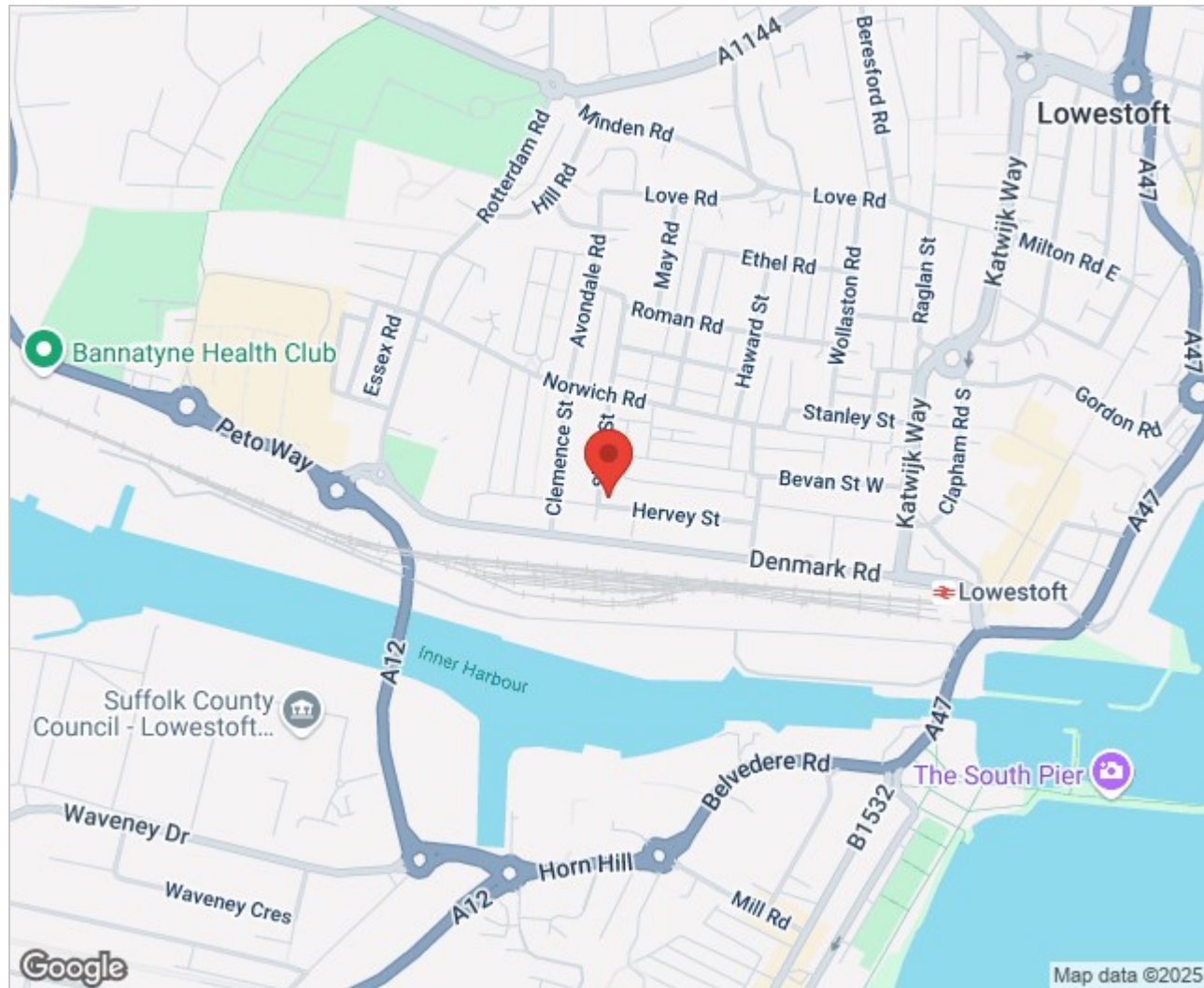
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



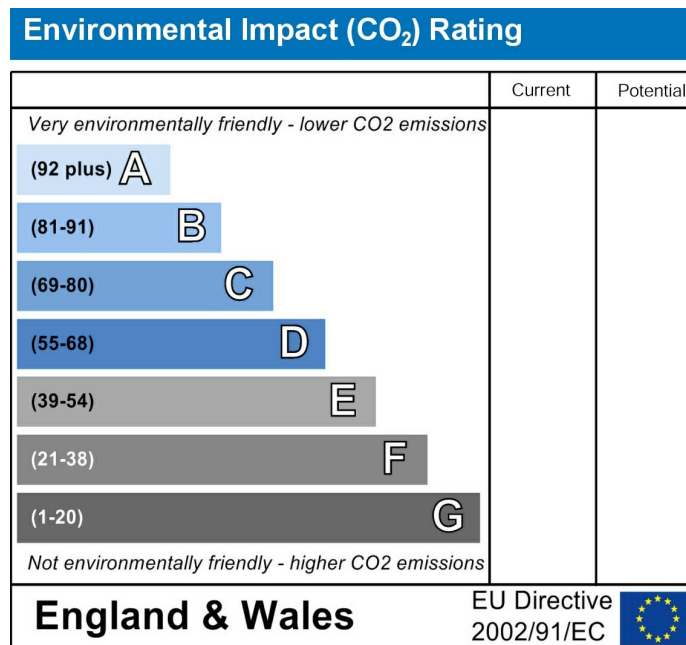
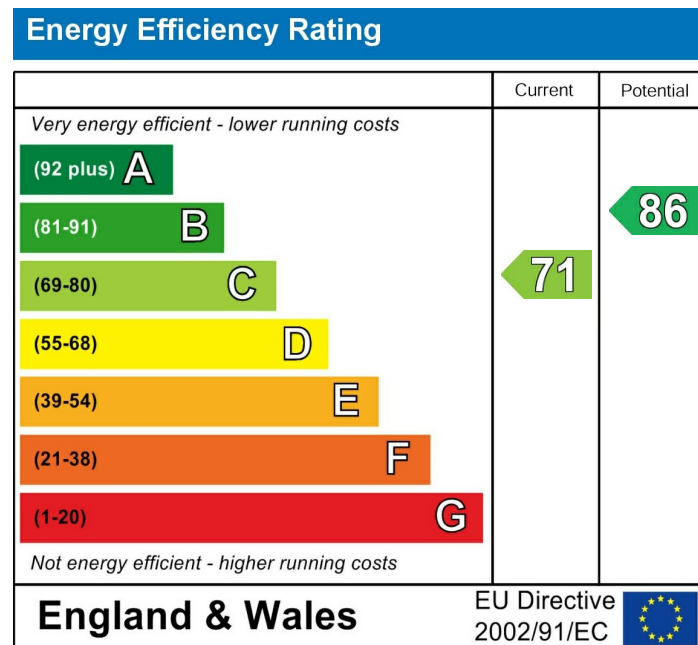
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.