

HARDIMANS

2 Spurgeon Score
, Lowestoft, NR32 1XB
Guide Price £130,000



2 Spurgeon Score, Lowestoft, Suffolk, NR32 1XB

Situated in a terraced style, this property offers a quintessential British living experience with a sense of community. The location in the historic area of Spurgeon Score provides easy access to local amenities, schools, and parks, making it an ideal choice for families. Whether you enjoy a peaceful stroll in the park or north beach or a quick trip to the nearby shops, this house offers the best of both worlds.

Entrance door to:-

FRONT SITTING ROOM

13'8" x 11'10" (4.19 x 3.63)
ornamental fireplace and matching side plinths, radiator, tv point, fitted shelving.

SPACIOUS OPEN PLAN KITCHEN/DINER

13'8" x 11'10" (4.19 x 3.63)
Dining area - attractive fireplace with original Victorian cast iron range cooker, side fitted storage cupboards, cottage stairs to first floor, tiled floor, radiator. Kitchen area - re-fitted in a range of modern light oak effect fronted units, single drainer sink, recess and plumbing for automatic washing machine, electric cooker panel, space for upright fridge freezer, radiator, tiled floor, double aspect windows.

REAR LOBBY

6'9" x 2'9" (2.06 x 0.84)
tiled floor, upvc double glazed rear door.





SHOWER ROOM

shower cubicle with a thermostatic shower unit and overhead drencher, low level wc, pedestal washbasin, fully tiled walls, radiator, extractor fan, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING



BEDROOM 1

14'4" x 11'10" (4.37 x 3.63)
radiator, fitted shelved cupboard.

BEDROOM 2

11'1" x 9'1" (3.40 x 2.77)
radiator, upvc double glazed window, door to bedroom 3.

BEDROOM 3

9'1" x 6'9" (2.79 x 2.08)
radiator, Baxi gas combination boiler heating domestic hot water and radiator heating system, upvc double glazed window, access to roof void.

OUTSIDE

To the front, pathway and brick/flint wall. To the side, pathway. To the rear, good size gardens laid to lawn, facing due South with a lovely sunny aspect. Note: There is a partable walkway providing pedestrian access for the neighbouring property.

COUNCIL TAX BAND

A



Floor Plan

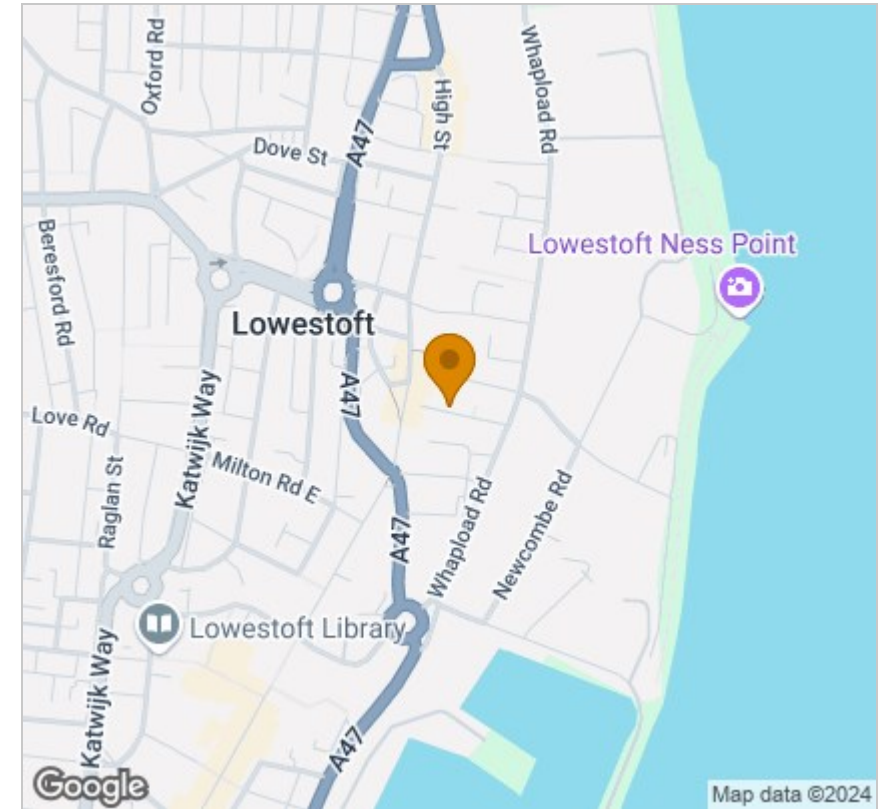


Viewing

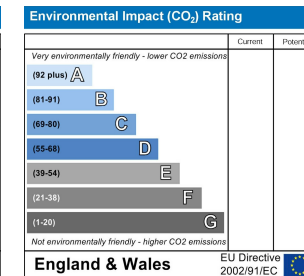
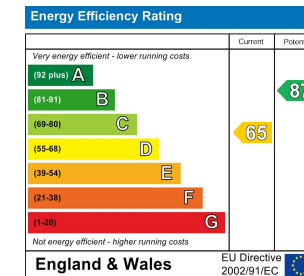
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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