

# HARDIMANS

**14 Union Road**  
**, Lowestoft, NR32 2BZ**  
**Offers Over £90,000**



## 14 Union Road, Lowestoft, Suffolk, NR32 2BZ

Located within easy walking distance to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. this compact terraced house presents an excellent opportunity for those looking for a renovation project. With two reception rooms, and two well-proportioned bedrooms, making it an ideal home for small families or couples.

### **UPVC double glazed door to:-**

#### **FRONT SITTING ROOM**

upvc window, tiled fireplace with open flue.

#### **INNER LOBBY**

with stairs to first floor.

#### **DINING ROOM**

upvc double glazed window, tiled fireplace and fitted gas fire, walk-in under stairs store cupboard.

#### **GALLEY KITCHEN**

single drainer sink, recess and plumbing for automatic washing machine, gas and electric cooker point, space for upright fridge freezer, upvc double glazed window.

#### **REAR LOBBY**

upvc double glazed side door.

#### **BATHROOM**

cased bath, hot and cold, low level wc, pedestal washbasin, tiled walls, Brittany gas multi-point boiler for domestic hot water only.





## **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

## **BEDROOM 1**

upvc double glazed window, built-in cupboard.

## **BEDROOM 2**

upvc double glazed window.

## **OUTSIDE**

To the front, forecourt garden. To the rear, small courtyard with lean to store, gate providing pedestrian access.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

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## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

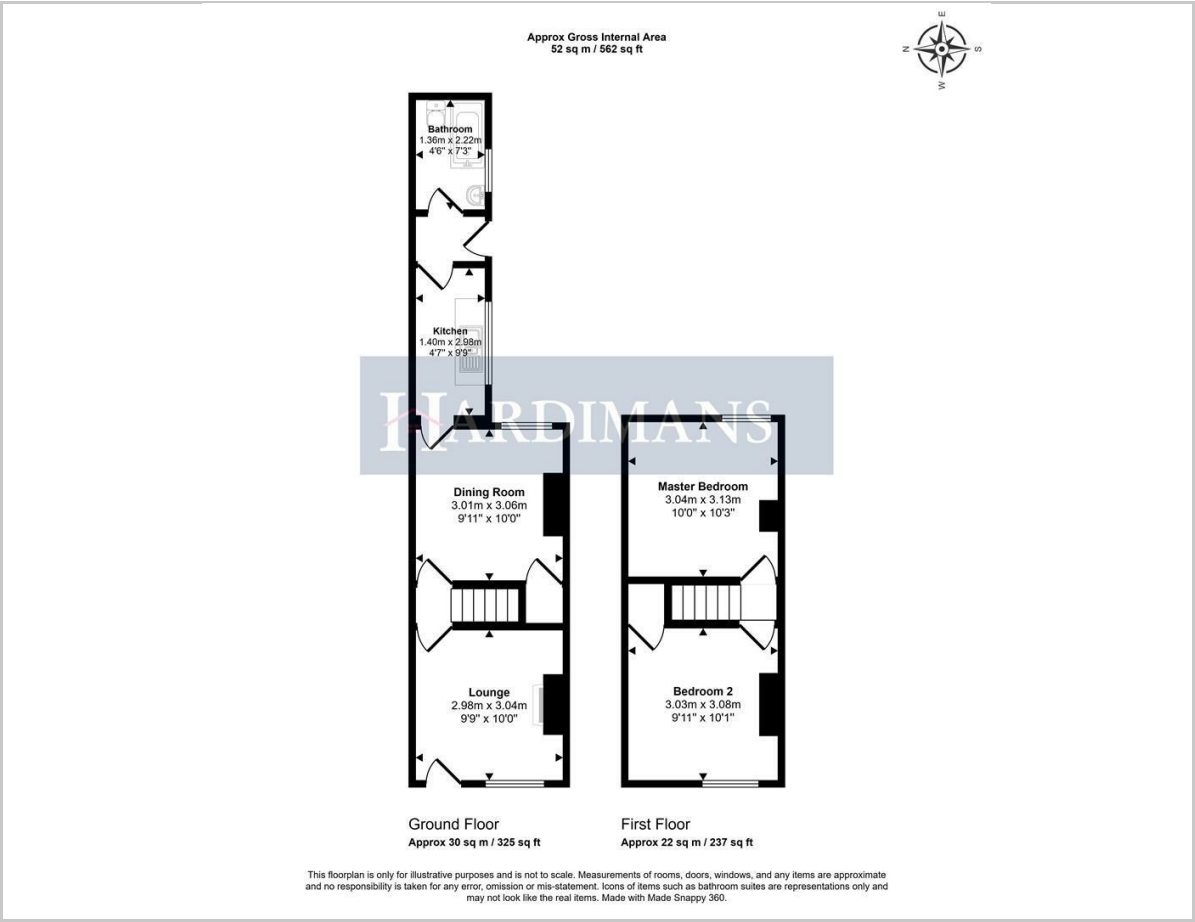
Flood Risk Info: Very low

\* Broadband: Ultrafast 10000mbps

\* Mobile: EE, 02, THREE, 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

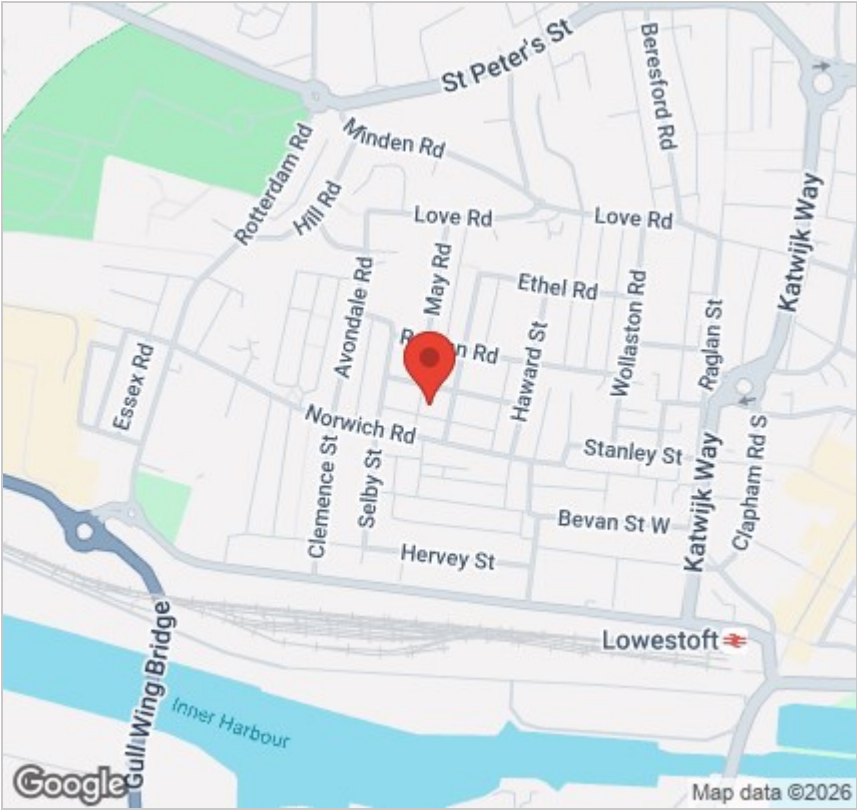


Viewing

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

