



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.

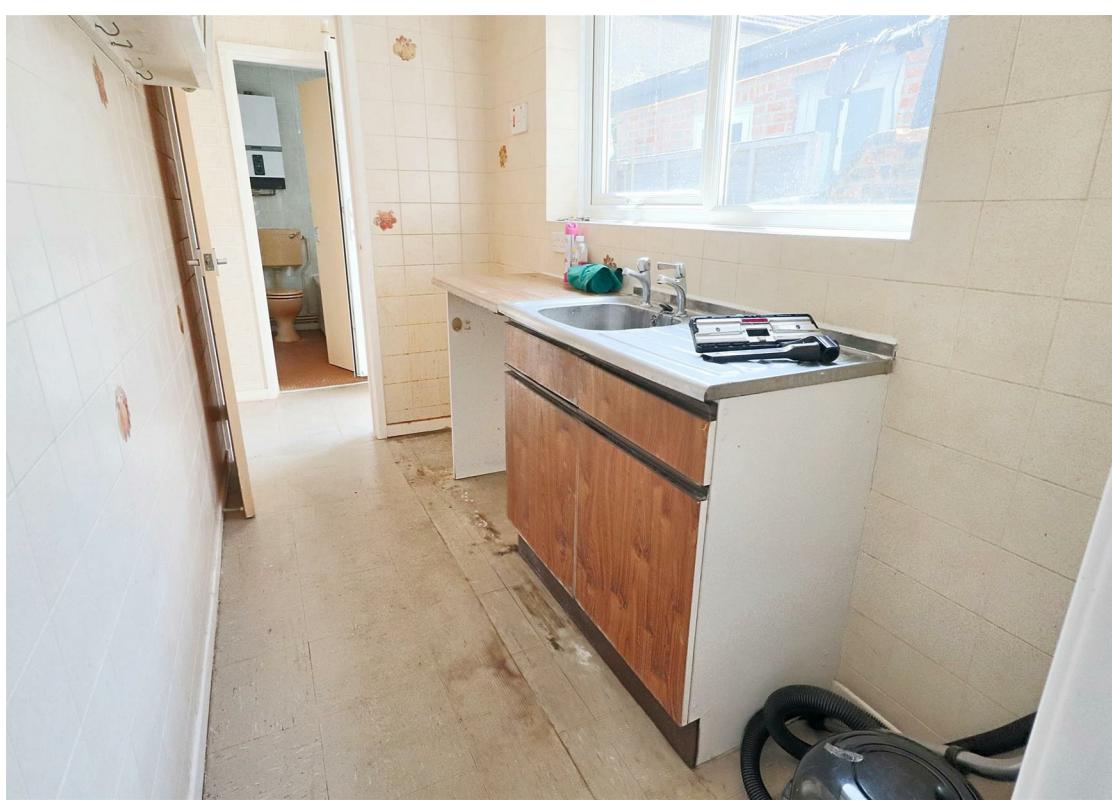


INNER LOBBY

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

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

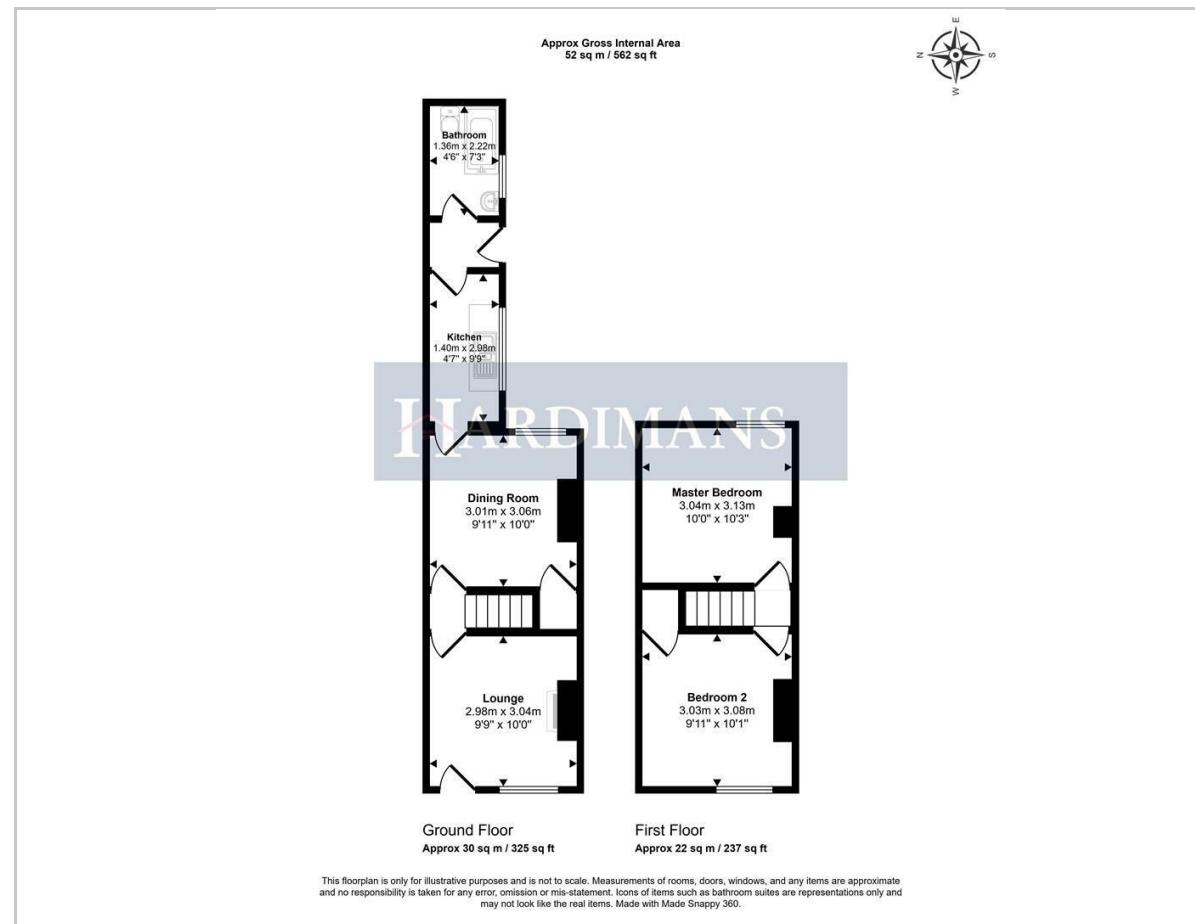
Flood Risk Info: Very low

* Broadband: Ultrafast 10000mbps

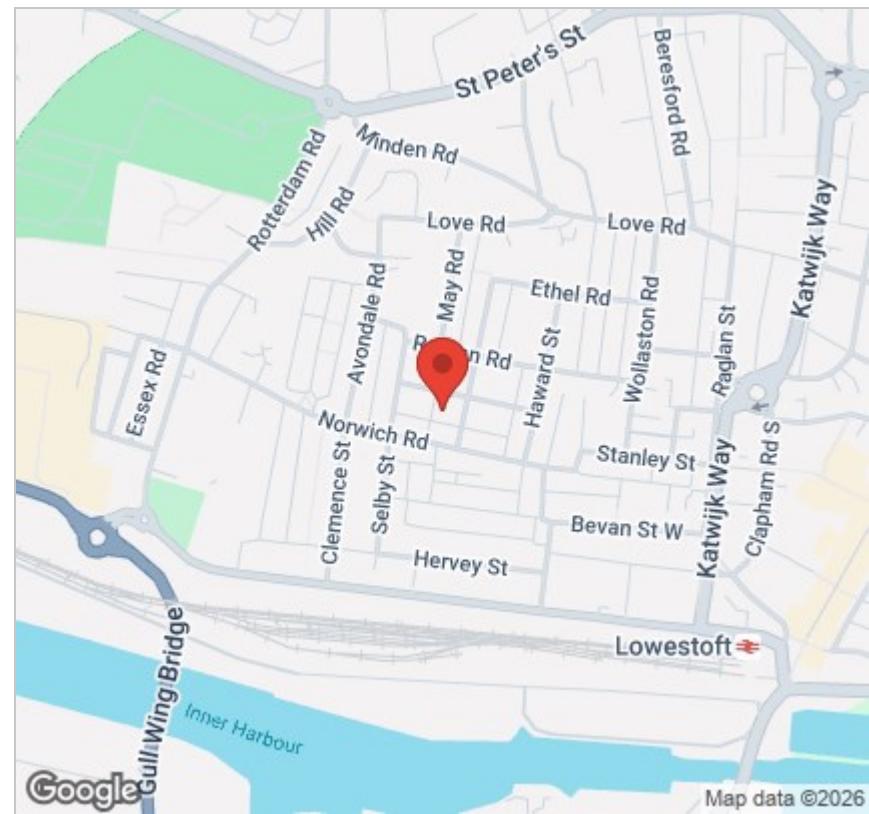
* Mobile: EE, 02, THREE, VODAFONE ALL LIKELY

* 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.

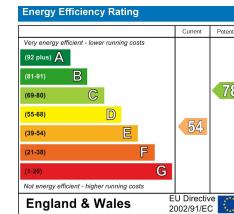
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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