



Estate Agents  
Sales & Lettings  
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#### PROPERTY DESCRIPTION:

A good size, hall entrance with 3 separate bedrooms situated to the North of Lowestoft. The property is in good decorative order and comprises: Entrance hall, ground floor cloakroom, lounge, dining room, kitchen, 3 separate first floor bedrooms, modern first floor

- \* 3 Bedrooms
- \* Lounge & Dining Room
- \* Kitchen

**Clemence Street**  
Lowestoft NR32 2JJ

**£137,500**

- \* Ground Floor Cloakroom
- \* Family Bathroom
- \* Garden



**Outside:**

**Front:**

Paved area

**Rear:**

Patio, raised lawn, gated rear access

## ACCOMMODATION

**Front Door To:**

**Entrance Hall:**

Radiator, cupboard housing meter, under stairs storage recess

**Ground Floor Cloakroom:**

Low level W.C, wash hand basin with tiled splash back, extractor

**Lounge:** 12' 0" x 9' 11" (3.66m x 3.01m)

Tiled display fireplace, double glazed window to front, television cable, cupboard housing meter, radiator

**Dining Room:** 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to rear, radiator

**Kitchen:** 9' 2" x 7' 11" (2.80m x 2.42m)

Sink and drainer, cupboard below, further range of eye and base units, work tops, 4 ring gas hob, oven below, filter above, space and plumbing for washing machine, room for electrical appliances, boiler for gas heating to radiators and domestic hot water, double glazed window to rear, door to side

**Stairs To First Floor Landing:**

Loft access

**Bedroom 1:** 11' 11" x 9' 10" (3.62m x 2.99m)

Double glazed window to front, television cable, radiator

**Bedroom 2:** 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to rear, radiator

**Bedroom 3:** 6' 10" x 6' 3" (2.09m x 1.91m)

Double glazed window to front, radiator

**Bathroom:**

White suite comprising: Panel enclosed bath with shower, low level W.C, pedestal wash hand basin, part tiled walls, double glazed window to rear

**Tenure:** Freehold

**Council Tax Band:** C

**EPC:** D



Members of the PRS –  
Property Redress Scheme

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