



Estate Agents  
Sales & Lettings  
Tel: 01502 502061



#### PROPERTY DESCRIPTION:

A well presented 2 bedroom terraced property situated not far from Lowestoft's Town Centre. The property would make an ideal first purchase or investment. The property is being sold chain free

**Tonning Street**  
Lowestoft NR32 2AN

**£99,995**

- \* 2 Bedrooms
- \* Lounge & Dining Room
- \* Kitchen

- \* First Floor Bathroom
- \* Gas Heating To Radiators & Double Glazing
- \* Good Size Rear Garden & Chain Free



## ACCOMMODATION

### Front Door To:

#### **Lounge:** 11' 6" x 10' 6" (3.50m x 3.20m)

Double glazed window to front, display fireplace, cupboard housing meters, radiator

#### **Dining Room:** 11' 6" x 9' 11" (3.50m x 3.03m)

Double glazed window to rear, radiator

#### **Kitchen:** 9' 4" x 5' 10" (2.84m x 1.79m)

Sink and drainer with mixer tap and cupboard below, further eye and base units, work top, gas and electric cooker points, combi boiler for gas heating to radiators & domestic hot water, space and plumbing for washing machine, room for further electrical appliance, double glazed window and door to rear

### Stairs To First Floor Landing:

Radiator

#### **Bedroom 1:** 11' 6" x 10' 10" (3.50m x 3.30m)

Double glazed window to front, radiator

#### **Bedroom 2:** 9' 11" x 6' 11" (3.02m x 2.11m)

Double glazed window to rear, radiator

### **Bathroom:**

Panel enclosed bath with shower mixer tap, glazed shower screen, low level W.C, pedestal wash hand basin, radiator, part tiled walls, double glazed window, storage cupboard

### **Outside:**

Good Size Garden To The Rear: With patio area, lawn, gated rear access

### **Tenure:** Freehold

Council Tax Band: A

EPC: D



Members of the PRS –  
Property Redress Scheme

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