



Aldreds
Estate Agents



63 Topping Street

Lowestoft, NR32 2AN

£110,000



Aldreds are pleased to offer this 3 storey townhouse situated in Central Lowestoft within walking distance of all local amenities and Lowestoft Beaches. This superb family home offers generous living accommodation over three floors including a spacious lounge/diner and 3 separate bedrooms. The property would benefit from re-decoration/updating and offers outstanding value for money.



Lounge/Diner 11'11" x 24'4" (3.63 x 7.42)
Laminate Flooring, Coved Ceiling, Upvc Window, Brick Fireplace, Power points, T.V Point, Radiator, Stairs off to the First Floor.

Kitchen 13'7" x 5'3" (4.14 x 1.60)
Ceramic Tiled Flooring. Range of Fitted Kitchen Units, Extended Work Surfaces, Stainless steel sink with single drainer, Tiled Splash backs, Recess for white goods including cupboard for washing machine, Wall mounted combination boiler, Power Points.

Ground Floor Toilet
Ceramic tiled flooring & Low level W.C.

Central Landing
Fitted carpet, 3 Separate bedrooms leading off with galleried staircase off to the 2nd floor.

Bedroom 1 12'11" x 11'10" (3.94 x 3.61)
Fitted carpet, Upvc window, Power Points, Radiator.

Bedroom 2 7'4" x 12'4" (2.24 x 3.76)
Fitted carpet, Radiator, Upvc window, Power Points, Door to:-

Family Bathroom 12'9" x 5'7" (3.89 x 1.70)
Ceramic tiled flooring, Bathroom suite comprising of a panel bath, Low level W.C, Pedestal sink, Separate fully tiled shower cubicle, Upvc Window, Radiator, Tiled Splash backs.

Bedroom 3 8'6" x 14'1" (2.59 x 4.29 (2.58 x 4.28 Max))
Fitted carpet, Radiator, Power Points, Upvc Window.

Outside
Outside to the the front there is an enclosed front garden with a footpath to front door. Outside to the rear there is a enclosed courtyard garden laid to patio stone. Providing ample space for outside dining furniture enclosed by modern high fencing with pedestrian rear access.

Services
Freehold

Council Tax Band A

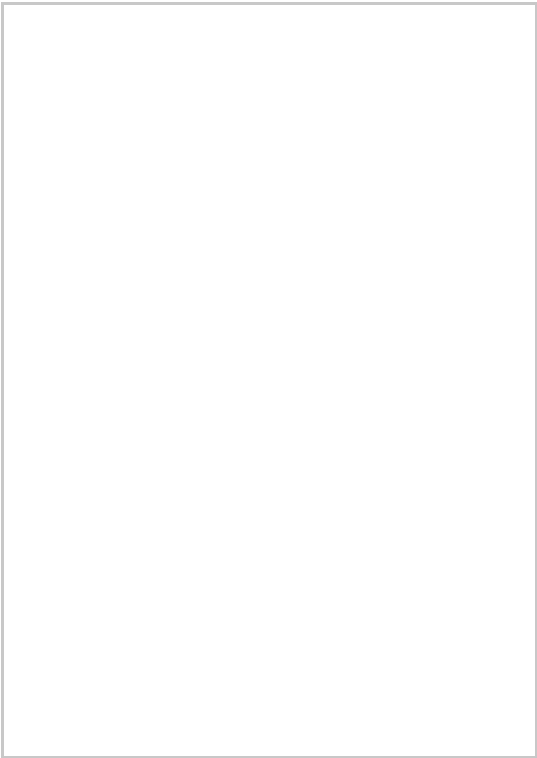
Mains Water And Drainage

Mains Electricity And Gas

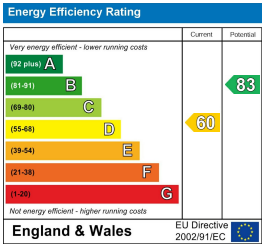
Area Map



Floor Plans



Energy Efficiency Graph



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