



Aldreds
Estate Agents

12 Selby Street

Lowestoft, NR32 2BE

Offers Over £140,000



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Lowestoft, NR32 2BE

Aldreds are delighted to offer this spacious 3 separate bedroomed family home situated in this very desirable North Lowestoft location being within walking distance of the town centre, railway station and Lowestoft beaches. This spacious family accommodation includes a entrance porch, wide entrance hall, open plan lounge/diner, spacious fitted kitchen. To the first floor there is a central galleried landing, 3 separate bedrooms and a family bathroom. To the outside there is a spacious rear garden which is laid to patio. The benefits also include gas fired central heating and Upvc double glazed windows. Set at a very realistic asking price. An early viewing is strongly recommended.

Entrance Porch

Upvc entrance door,

Wide Hallway

Laminate flooring, galleried staircase off to the first floor, under stair storage cupboard.

Open Plan Lounge/Diner

10'2" x 23'1" (3.1 x 7.04)

Fitted carpet, coved ceiling, double aspect Upvc windows including Upvc patio doors leading to the rear garden, radiator, power points, T.V point, ample space for family size dining table and chairs.

Kitchen

18'2" x 10'7" (max) (5.55 x 3.25 (max))

Laminate flooring, range of fitted kitchen units, extended work surfaces, tiled splash backs, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, double aspect Upvc windows, modern wall mounted energy efficient combination boiler, radiator, power points, full length double width storage cupboard, door leading to the lean to.





Lean To / Laundry Room

Laminate flooring, poly carbonate roof, Upvc windows and door leading out to the rear garden. This is ideal for fridge, freezers and tumble dryer.

First Floor

Central galleried landing, 3 separate bedrooms leading off, fitted carpet, coved ceiling, loft access leading to insulated loft space.

Bedroom 1

10'11" x 12'5" (3.35 x 3.80)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

Bedroom 2

10'4" x 10'5" (3.17 x 3.18)

Fitted carpet, coved ceiling, power points, Upvc window, radiator, double fitted cupboard/wardrobe.

Bedroom 3

6'9" x 7'3" (2.08 x 2.23)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

Family Bathroom

Tiled effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, tiled splash backs, radiator, Upvc window.

Outside To the Front

There is an enclosed front garden with footpath leading to front door.

Outside To The Rear

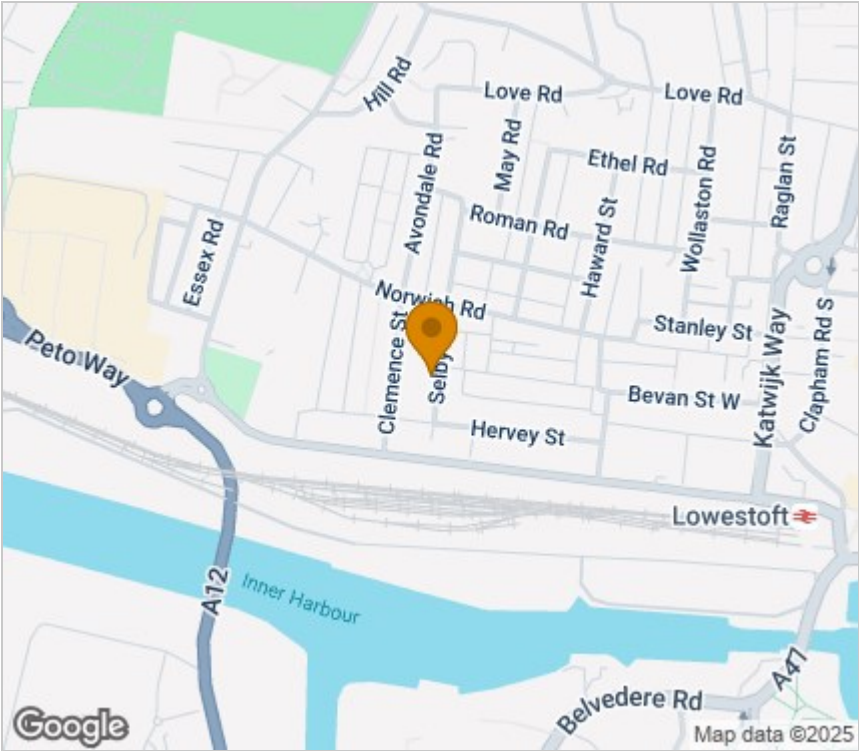
There is a spacious patio garden providing ample space for bistro style dining, 2 x timber and felt garden sheds.



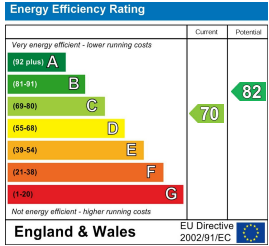
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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