

Aldreds
Estate Agents

8 Arnold Street, Lowestoft, NR32 1PU

£135,000



3



1



2





8 Arnold Street , Lowestoft, NR32 1PU

- CHAIN FREE
- 2 RECEPTION ROOMS
- SHOWER ROOM
- INSULATED WORKSHOP
- IDEAL FIRST TIME BUY or INVESTMENT
- 3 BEDROOMS
- KITCHEN
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE REAR GARDEN
- CENTRAL LOCATION TO AMENITIES

We are pleased to bring to market this mid terraced family home, BENEFITTING from being CHAIN FREE, double glazed throughout and external composite cladding.

The Ground Floor comprises a handy front Porch leading to the Entrance Hall, on your left is the first reception room with wood effect laminate flooring, then you have a central staircase and a door leads to the second reception room with carpet and a convenient under stairs storage cupboard. The Kitchen features wall and base units, a single cavity electric cooker, with a ceramic hob over. There is provision for a washing machine or dishwasher and a tall fridge freezer, a composite single drainer sink sits below a wide double-glazed window, through to the rear lobby is a cupboard housing the hot water cylinder and a part glazed uPVC door gives rear garden access. The Shower room comprises a white suite of a tiled shower cubicle, vanity wash basin with mirror above, low level W.C., extractor fan and an opaque uPVC window to the side.

The central stairs lead to a small landing with Bedroom One is a large double to the front with an over stairs' cupboard. Bedrooms 2, another good double room is central and leads to Bedroom 3 with some fitted office furniture.

The loft void is insulated, and accessed via Bedroom 2.

Outside, the front courtyard is low maintenance with a retaining wall and iron gate. The rear garden is very low maintenance with a split of wooden decking and composite boards and centrally laid out with artificial turf. At the end of the garden is an insulated workshop with bench, lighting and power points with power supplied via an extension lead.



£135,000

Entrance Porch 4'7" x 2'9" (1.4 x 0.85)

Entrance Hall 9'2" x 2'9" (2.8 x 0.85)

Reception One 10'11" x 9'6" (3.34 x 2.92)

Reception Two 12'9" x 10'5" (3.9 x 3.2)

Kitchen 8'4" x 6'7" (2.56 x 2.03)

Rear Lobby 5'1" x 2'9" (1.55 x 0.85)

Shower Room 6'2" x 6'2" (1.88 x 1.90)

Bedroom 1 11'10" x 12'10" (3.63 x 3.93)

Bedroom 2 10'7" x 13'1" (3.25 x 4)

Bedroom 3 8'1" x 6'8" (2.47 x 2.05)

Workshop 11'9" x 4'11" (3.6 x 1.5)

Outgoings

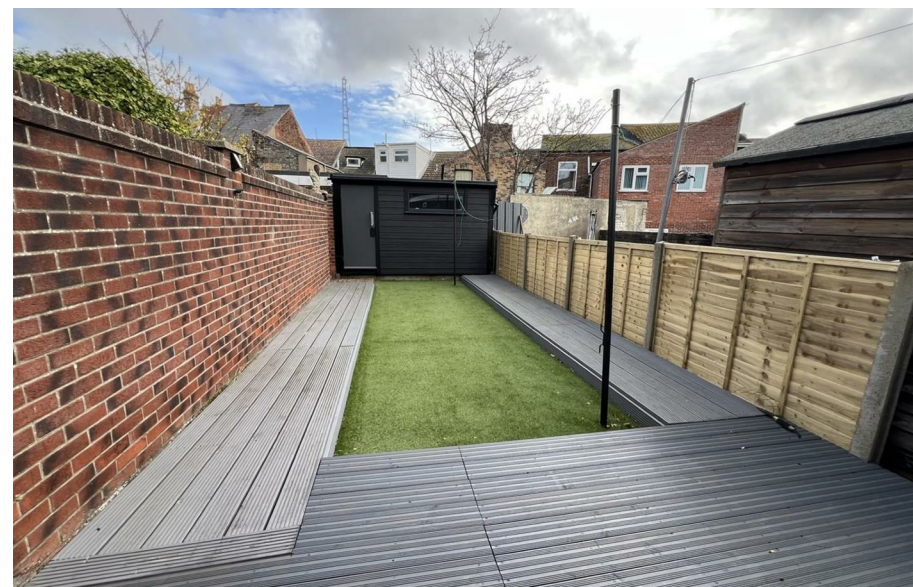
Tenure: Freehold

Services: Mains electricity, Water & Waste

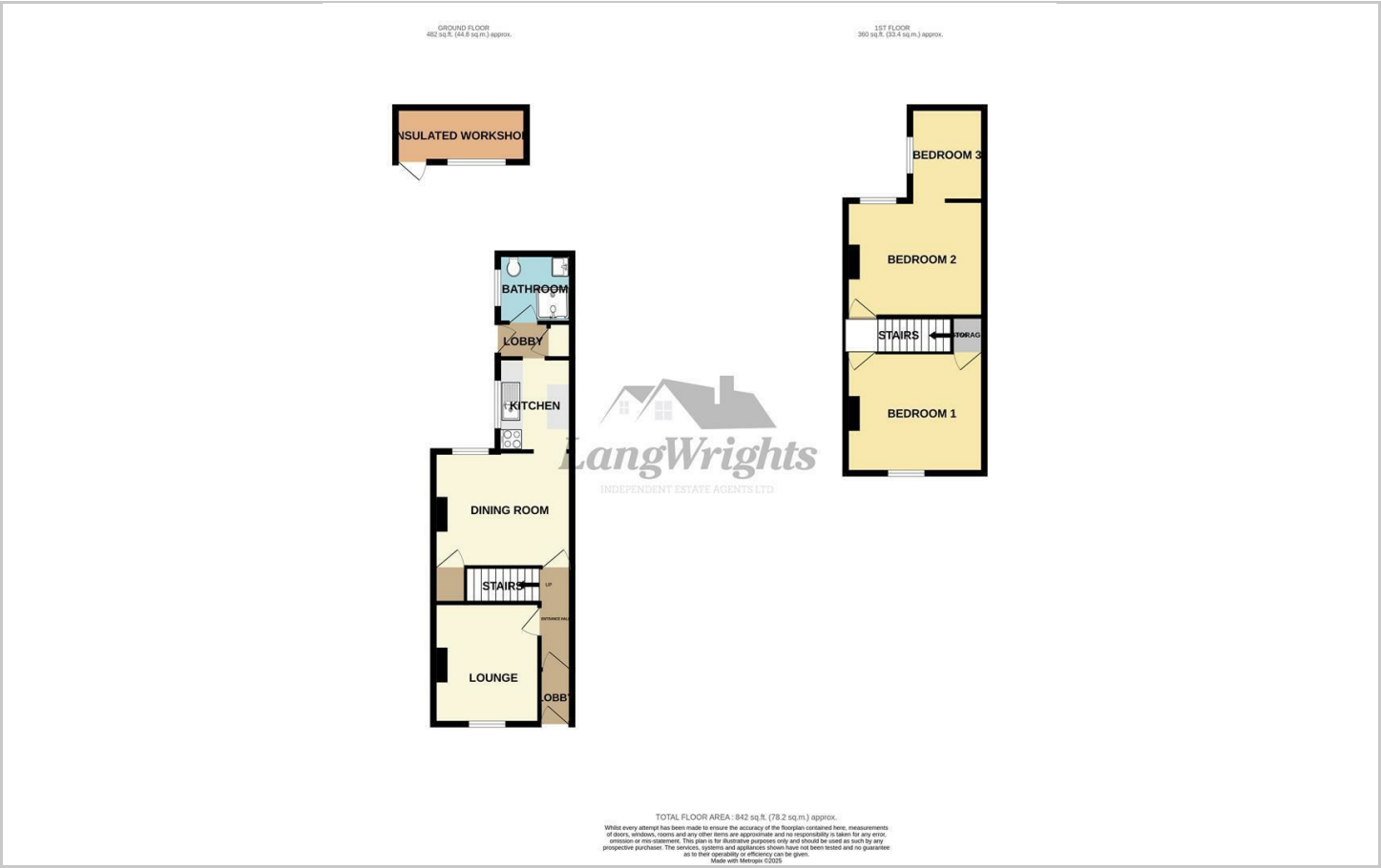
East Suffolk Council Tax: Band 'A'



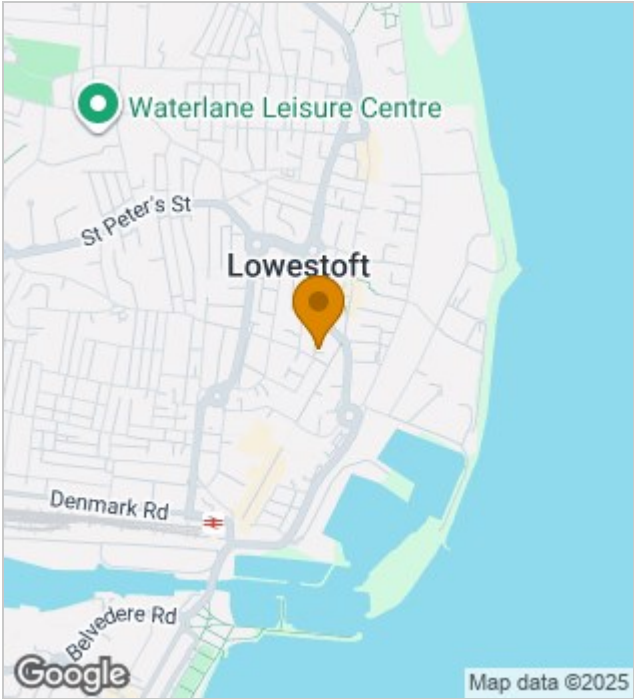
Directions



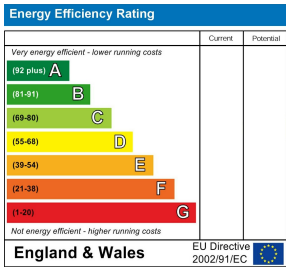
Floor Plans



Location Map



Energy Performance 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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.