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Lowestoft 01502 733399

Gorleston 01493 658854

£125,000



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34 Tanning Street Lowestoft, NR32 2AN

- EXCELLENTLY PRESENTED
- CHAIN FREE
- ENCLOSED REAR YARD
- IDEAL INVESTMENT OR FIRST TIME BUY
- GAS CENTRAL HEATING
- LARGE LOUNGE THRU DINER
- CONTEMPORARY KITCHEN
- PLEASANT TOWN CENTRE LOCATION
- DOUBLE GLAZING THROUGHOUT
- EPC C

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

The long entrance hall into this property leads to the Lounge, Dining room, Kitchen and Stairs.

Lounge 3.66m x 3.28m (12' x 10' 9")

The electric fire and contemporary wood fireplace are a real feature of this room. There are partly glazed double doors to the dining room ideal for converting to a lounge diner or for entertaining guests.

Dining Room 3.68m x 3.28m (12' 1" x 10' 9")

A nicely sized room which is great for family mealtimes or for entertaining guests. Double doors to lounge for giving extra space and an open plan effect.

Kitchen Diner 3.63m x 2.39m (11' 11" x 7' 10")

This outstanding kitchen comes complete with hob and oven. There is good storage and the space has been well utilised with this fitted kitchen. Door leads to rear entrance and large cupboard which provides space and plumbing for a washing machine.

Shower Room 2.39m x 2.03m (7' 10" x 6' 8")

The white suite is complemented by the contrasting tiles. Sliding doors, electric shower, pedestal sink and low-level WC also features.

Bathroom 1.84m x 1.47m (6' x 4' 10")

This impressively sized bathroom has matching tiles to the shower room and has a white suite. A really wonderful addition of living space to this property.

OUTSIDE

Rear Yard

An enclosed Courtyard style Garden complete with rear access gate.

Council Tax

East Suffolk Band A

EPC Band C

SUMMARY

This is currently a rental property however becomes vacant in May 2024.

To view, call us on the numbers on page one.

FIRST FLOOR

Landing

At the top of the stairs, your landing features a fitted carpet and doors lead off to all Bedrooms and family Bathroom.

Guest Bedroom 2.82m x 2.01m (9' 3" x 6' 7")

This room would be great as a spare room for guests or being utilised as a study or even a dressing room.

Bedroom 2 3.66m x 2.08m (12' x 6' 10")

Slightly smaller than the master bedroom but able to accommodate a bed with furniture. Radiator and electric points also feature.

Master Bedroom 3.66m x 3.30m (12' x 10' 10")

A nicely sized bedroom which can more than accommodate a double bed and bedroom furniture. There is good light from the window, radiator and electric points also feature.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SPACIOUS, THREE BED TOWN CENTRE FAMILY HOME

This beautiful Victorian three Bedroom terrace house in a popular residential area of Lowestoft offers an abundance of living space. Your accommodation comprises of a large thru Lounge - Diner, modern fitted Kitchen and Shower Room on the ground floor, while upstairs, three Bedrooms and Bathroom. The also includes the usual creature comforts of gas central heating and double glazing and a rear courtyard garden.

IDEAL FIRST TIME OR INVESTMENT BUY

LOCATION AND AMENITIES

Tonning Street sits a stones throw away from Lowestoft town centre which offers excellent shopping, the Marina Theatre and the Wetherspoons Bar and Restaurant. The property is situated close to Lowestoft train and bus stations making the towns of Beccles, Ipswich and the cities of Norwich and London easily accessible. Good schools, public transport, award-winning beaches and the stunning Suffolk countryside are all close by.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



34 TONNING STREET, LOWESTOFT

TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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