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Lowestoft 01502 733399

Gorleston 01493 658854

£185,000



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16 Holst Close Lowestoft, NR33 9BZ

- WELL PRESENTED END OF TERRACE
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- PLENTY OF STORAGE
- OVER 800 SQ FT OF LIVING
- CONSERVATORY TO REAR
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- LARGE LOUNGE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Storm Porch

This covered porch also features a handy storage cupboard and your modern front door leads you into

Hallway

Plenty of natural daylight is beamed into your Entrance Hall through the panels of uPVC sealed unit double glazed other side of your front door. There's a fitted carpet underfoot; your carpeted staircase leads you up to all first floor rooms and doors lead off to your Lounge and ...

Kitchen 2.76m x 2.37m (9' 1" x 7' 9")

Your contemporary Kitchen features a range of base and wall units fitted to three walls complete with white doors and drawers and a roll edge worktop over. As the Kitchen is located at the front of the house, a uPVC sealed unit double glazed window overlooks your front garden, and your polycarbonate one-and-a-half bowl sink and drainer is located below. There's a cupboard housing your combi boiler and ample space is provided for your large fridge freezer cooker and automatic washing machine.

Lounge 4.87m x 4.79m (16' x 15' 9") narrowing to 3.08m

A good size Lounge located centrally features patio doors leading into your Conservatory with Garden views beyond. There's a fitted carpet, radiator and access to your under-stairs cupboard from here.

Conservatory 3.81m x 2.32m (12' 6" x 7' 7")

The perfect place to sit and unwind overlooking your rear Garden in your very own Garden Room / Conservatory. Constructed of uPVC sealed unit double glazing over a brock base, ceramic tiling is laid to floor and French doors lead you outside.

FIRST FLOOR

Landing

At the top of the stairs, your carpeted Landing features doors leading off to all Bedrooms and bathroom while the old airing cupboard provided even more storage..

Master Bedroom 3.81m x 2.76m (12' 6" x 9' 1")

Located at the front of the house, Bedroom 1 features a uPVC sealed unit double glazed window to front aspect, a fitted carpet and radiator.

Bedroom 2 3.07m x 2.76m (10' 1" x 9' 1")

Located at the rear of the house with a uPVC sealed unit double glazed window allowing beautiful views over your rear Garden, there's a fitted carpet and radiator.

Bedroom 3 2.07m x 1.94m (6' 9" x 6' 4")

The smallest of the three features a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bathroom 1.91m x 1.81m (6' 3" x 5' 11")

Your fully tiled Bathroom features a suite comprising of panel bath with shower and screen over, low level WC and pedestal sink. There's also an opaque uPVC sealed unit double glazed window, vinyl flooring and radiator.

Council Tax

East Suffolk Band A

OUTSIDE

Front Garden

To the front your walled front Garden features a brickweave path leading up to your front door.

Rear Garden

To the rear, your lovely enclosed rear Garden is mainly laid to lawn and features patio areas perfect for sitting out or even a spot of alfresco dining. There's also a timber shed.

SUMMARY

This is the perfect first time or investment buy. Chain free, it is in excellent decorative order, it benefits from recently installed gas central heating and being offered with no onward chain.

To view, call us on the numbers on page one of this brochure.



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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A WELL PRESENTED THREE BED END of TERRACE FOR SALE

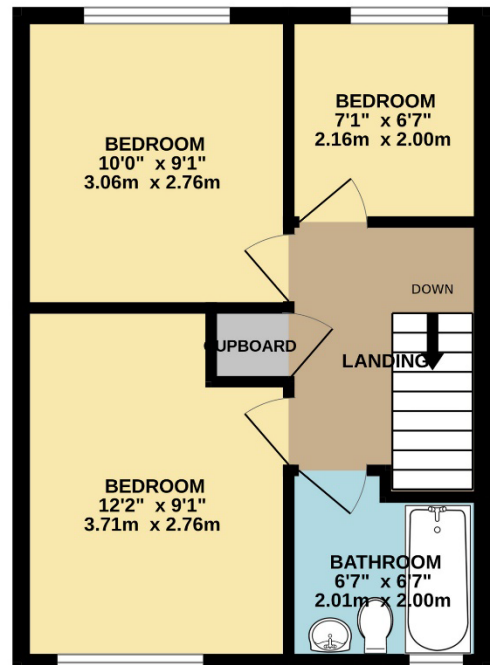
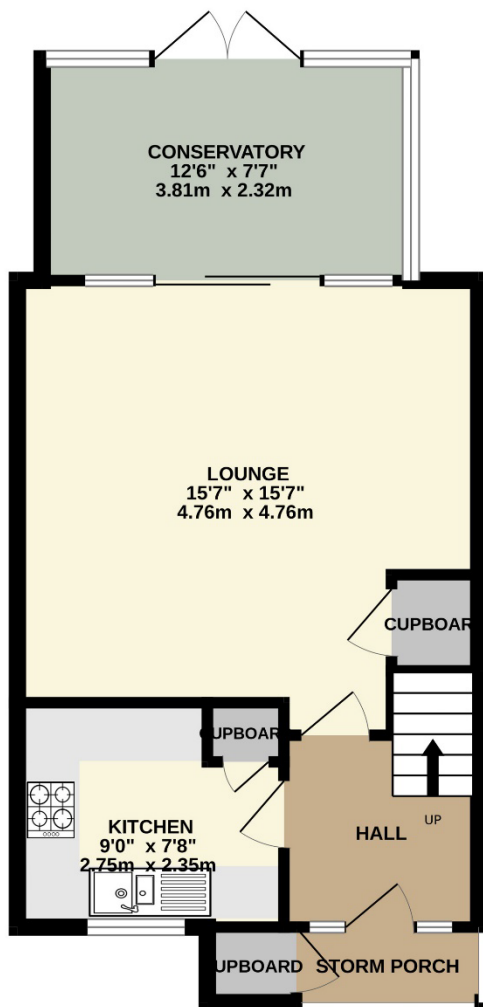
We are delighted to offer for sale this spacious family home located in a popular neighbourhood in South Lowestoft. Set on a good sized plot with front and rear Gardens, your accommodation comprises of a large central Lounge, stunning Conservatory and Kitchen on the ground floor, while upstairs two double Bedrooms, a single and family Bathroom. All this with the creature comforts gas central heating and double glazing with over 800 sq ft of living.

PLEASANT CUL-DE-SAC LOCATION | CHAIN FREE

LOCATION AND AMENITIES

This excellently presented property is situated on Holst Close which in turn is off Britten Road in South Lowestoft. Convenient for a range of local amenities and not far from the A12 making the towns of Beccles and Ipswich easily accessible. Good schools, public transport and the beautiful sandy beach are also convenient and the stunning Suffolk countryside is right on your doorstep. The area boasts a thriving community complete with shops, Nicholas Everitts Park that hosts leisure facilities and events, a Museum and public houses.

Contact: Steve Newsham | Phone: 01502 733399 | Email: steve@one-estates.co.uk



16 HOLST CLOSE, LOWESTOFT

TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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