

Aldreds
Estate Agents



12 Clemence Street

Lowestoft, NR32 2JJ

Offers Over £150,000



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This well extended three bedroom family home is ideally located in a highly sought after area of North Lowestoft, within easy walking distance of the town centre, railway station, and award-winning beaches. The property offers spacious and versatile accommodation throughout. The ground floor features a wide entrance hall, a convenient WC, an open plan lounge/diner, an open plan kitchen/diner, and a conservatory. Upstairs, a wide landing leads to three separate bedrooms and a family bathroom. Additional benefits include gas central heating powered by a modern, energy-efficient boiler, as well as uPVC double glazing. While the property would benefit from some cosmetic redecoration, it is competitively priced to reflect this, making it an excellent opportunity for buyers to add their own personal touch. Early viewing is highly recommended.

Wide Entrance Hall

Timber effect vinyl flooring, composite sealed unit double glazed entrance door, uPVC window, stairs leading to first floor, radiator, understairs storage cupboard, power points.

Cloakroom

Timber effect vinyl flooring, cloakroom suite comprising of a low level WC, wall mounted sink.

Lounge/Diner

22'8" x 9'10" (6.91 x 3.01)

Fitted carpet, double aspect uPVC windows, radiator, power points, tv point.

Extended Kitchen/Diner

17'4" x 10'2" (max) (5.29 x 3.12 (max))

Ceramic tiled flooring, a range of fitted kitchen units with extended timber work surfaces, Range cooker space, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, ample space for family size dining table and chairs, tv point, power points, radiator.

Conservatory

6'10" x 11'5" (2.1 x 3.49)

Ceramic tiled flooring, poly-carbonate roof, large aspect uPVC windows, uPVC door leading out to the rear garden.





Landing

Three bedrooms leading separately off, fitted carpet, loft access leading to insulated loft space.

Bedroom 1

10'7" x 12'3" (3.25 x 3.75)

uPVC window, power points, tv point, radiator.

Bedroom 2

10'6" x 9'11" (3.21 x 3.04)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 3

6'11" x 6'9" (2.13 x 2.07)

Fitted carpet, uPVC window, radiator, power points.

Bathroom

Laminate flooring, bathroom suite comprising of a panel bath, pedestal sink, low level WC, fully tiled walls, uPVC window, radiator.



Outside

To the front of the property there is an enclosed front garden with a range of flowers and shrubs, footpath leading to front door. Outside to the rear there is an enclosed garden with timber and felt garden sheds, a range of flower and shrub borders, ample space for bistro style dining, all enclosed by high walls and fencing with pedestrian access to the rear.

Tenure And Services

Freehold

Fully Owned PV Panels

Mains Gas Electric Drains And Water

Council Tax Band A

Ref: L2584/04/26



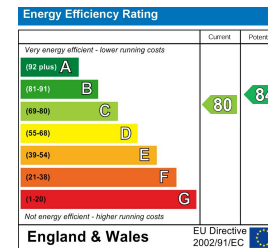
Floor Plan



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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