

Aldreds
Estate Agents



32 Toning Street

Lowestoft, NR32 2AN

Best Offers Around £50,000



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Lowestoft, NR32 2AN

Aldreds are pleased to offer this two-bedroom mid-terraced house, ideally situated in a convenient North Lowestoft location within walking distance of the beach, railway station, and town centre.

Recently vacated by a tenant, the property is now in need of complete clearance and full refurbishment throughout, offering an excellent opportunity for investors, developers, or buyers looking for a renovation project.

The accommodation comprises two reception rooms and a kitchen on the ground floor. Upstairs, there is a central landing leading to two bedrooms and a bathroom. Externally, the property benefits from an enclosed rear garden with ample space for bistro-style outdoor seating.

The property is sold as seen, and no gas or electrical certificates will be provided. Due to its condition, the vendors are seeking cash buyers only. Viewings are available on the open days please call the office to note your interest and we can pass on the open house times.

Best and final offers must be submitted to the Lowestoft office or by email to lowestoft@aldreds.co.uk no later than 12:00 pm on Wednesday, 5 August 2026.

Lounge

12'1" x 10'11" (3.7 x 3.34)

Upvc window, radiator, power points.

Dining Room

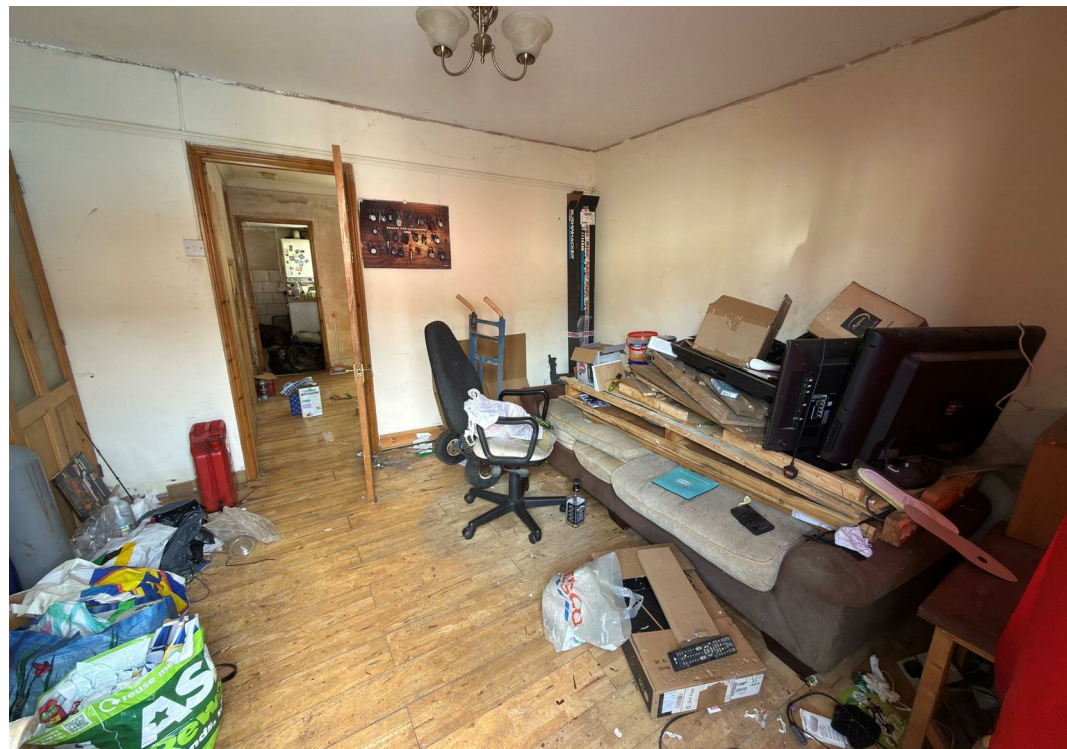
9'11" x 9'3" (3.04 x 2.84)

Radiator, power points, Upvc window.

Kitchen

9'11" x 6'0" (3.03 x 1.84)

Tiled flooring, fitted kitchen units, stainless steel sink, power points, Upvc window, door leading to rear garden, wall mounted combination gas boiler.





First Floor

Landing with fitted carpet with 2 bedrooms and a bathroom leading off.

Bedroom 1

11'3" x 11'8" (3.44 x 3.56)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 2

7'7" x 10'1" (2.32 x 3.09)

Fitted carpet, Upvc window, power points, radiator.

Bathroom

White bathroom suite comprising of a low level W.C, pedestal sink, panel bath, Upvc window , radiator.

Outside

There is a garden area with timber and felt shed and pedestrian rear access.

Agent Note

Please note the property does need full refurbishment and will need clearance and is being sold as seen with all the goods within. There will be no gas certificates of guarantees or no electric testing certificates or guarantees. Because of the above information the vendors are looking for cash purchasers only.

Tenure And Services

Freehold

Council Tax Band A

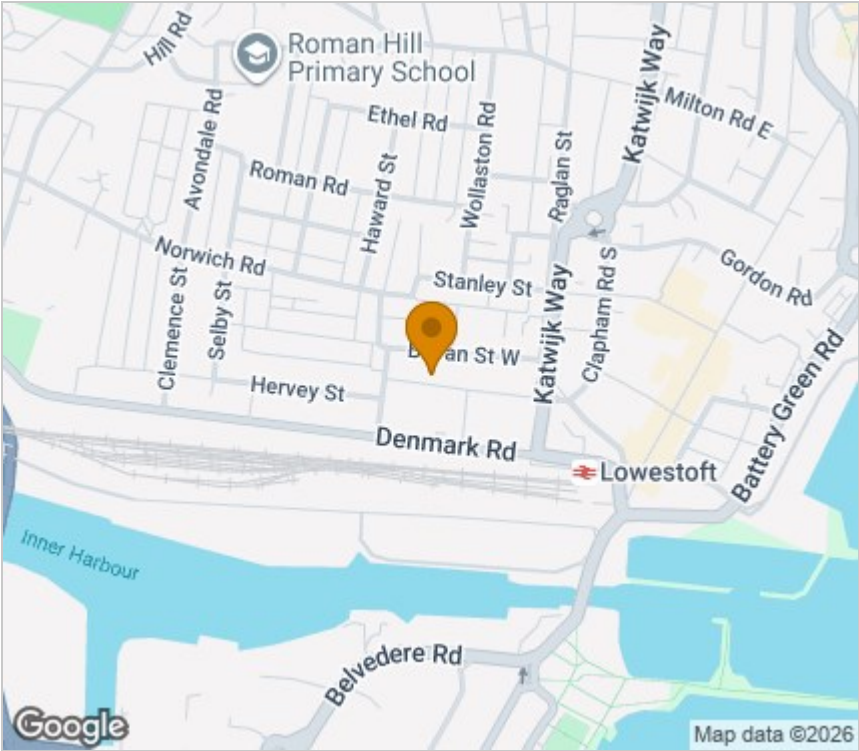
Ref: L2667/07/26



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.

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.
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