

# HARDIMANS



**76 Seago Street**  
, Lowestoft, NR32 2DT  
**£145,000**



## 76 Seago Street, Lowestoft, Suffolk, NR32 2DT

This three-bedroom house offers a perfect blend of comfort and convenience. With its spacious layout, the property features two inviting reception rooms and enclosed garden ideal for both relaxation and entertaining guests.

Seago Street is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal location for those seeking a vibrant community atmosphere. This property is a wonderful blend of comfort, style, and practicality, ready to welcome its new owners. Don't miss the chance to make this lovely house your new home.

### SITTING ROOM

UPVC double glaze door, uPVC double glaze window to front aspect, coal effect electric fire with ceramic mantle and surround, built in storage cupboards, radiator, wood effect flooring and coved ceiling.

### DINING ROOM

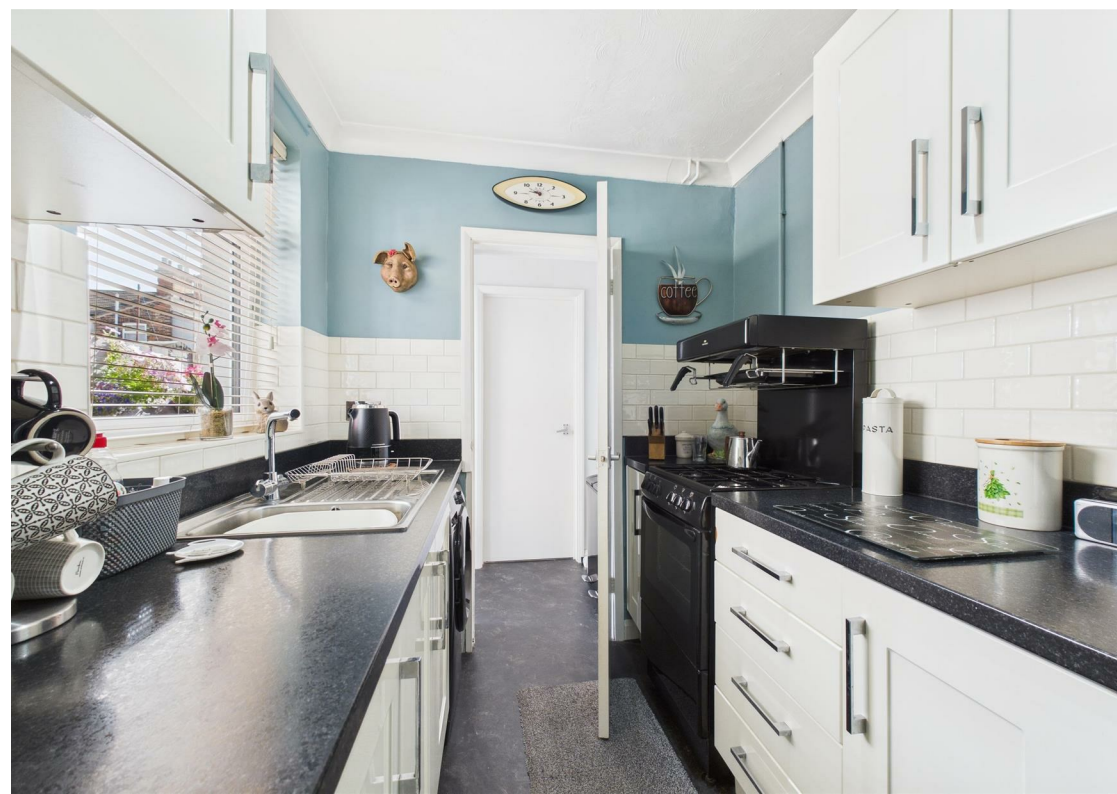
UPVC double glaze window to rear aspect, coal effect electric fire with ceramic mantle and surround, under stairs storage cupboard, radiator, wood effect flooring and coved ceiling.

### KITCHEN

UPVC double glaze window to side aspect, cupboards and drawers under, cupboards above, worktop space, splash back tiles, standings for oven, fridge freezer and washing machine, Worcester boiler to wall, breakfast bar and sink with drainer.

### LOBBY

UPVC double glaze door to side aspect.





## BATHROOM

UPVC double glaze window to side aspect, low level WC, hand wash basin, bath with shower above, extractor fan, radiator and wood effect flooring.

## STAIRS TO FIRST FLOOR

## PRIMARY BEDROOM

UPVC double glaze window to front aspect, built in storage cupboard above stairs, radiator and coved ceiling.



## BEDROOM 2

UPVC double glaze window to rear aspect, radiator and coved ceiling.

## BEDROOM 3

UPVC double glaze window to side aspect and radiator.

## OUTSIDE

To the front, Stone/Slab path to front door, brick wall, gate and stoned area. To the rear, fully enclosed partial fencing and wall, stone/slab flooring, raised brick area and gate to rear access.

## TENURE

Freehold

## COUNCIL TAX BAND 'A'

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

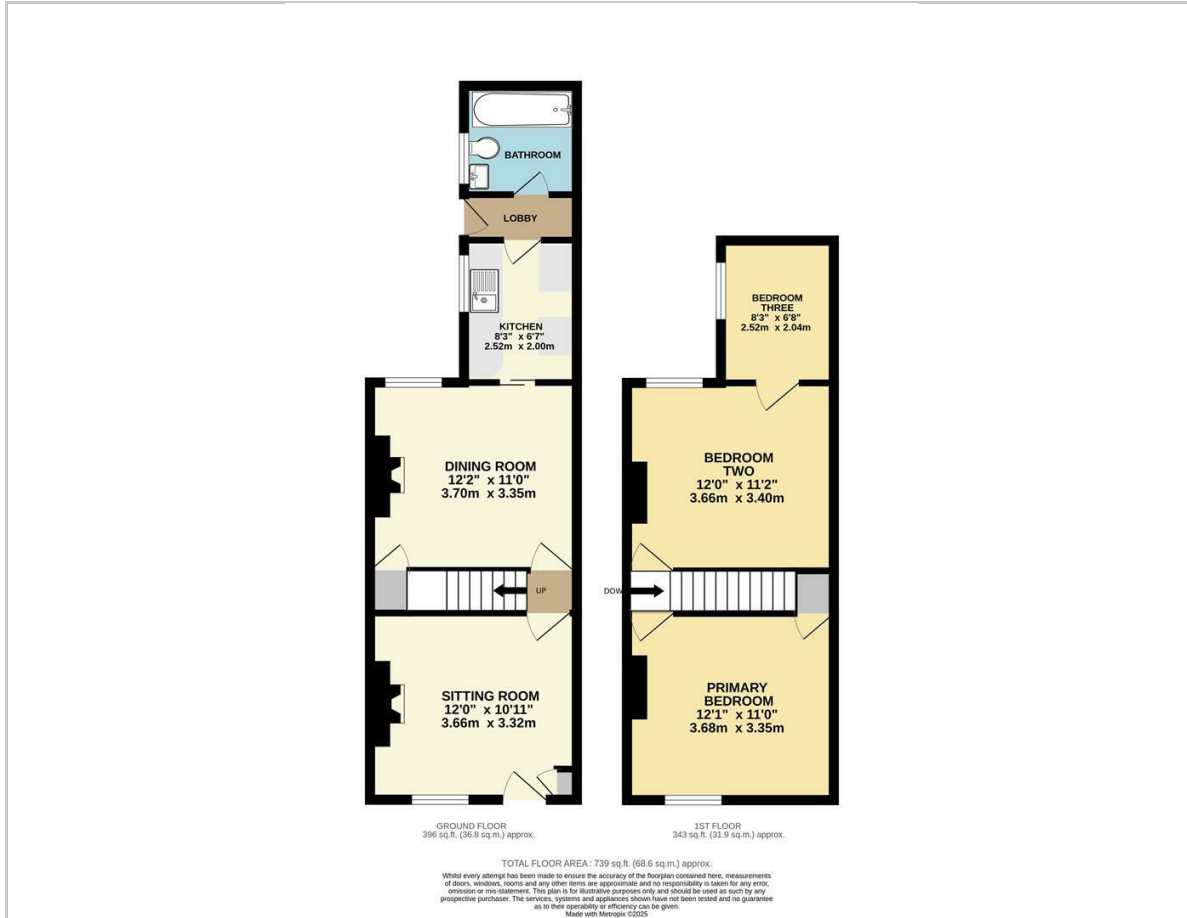
\* Broadband: FTTC - Ultrafast  
10000mbps

\* Mobile: THREE, 02, VODAFONE, EE  
ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



## Floor Plan

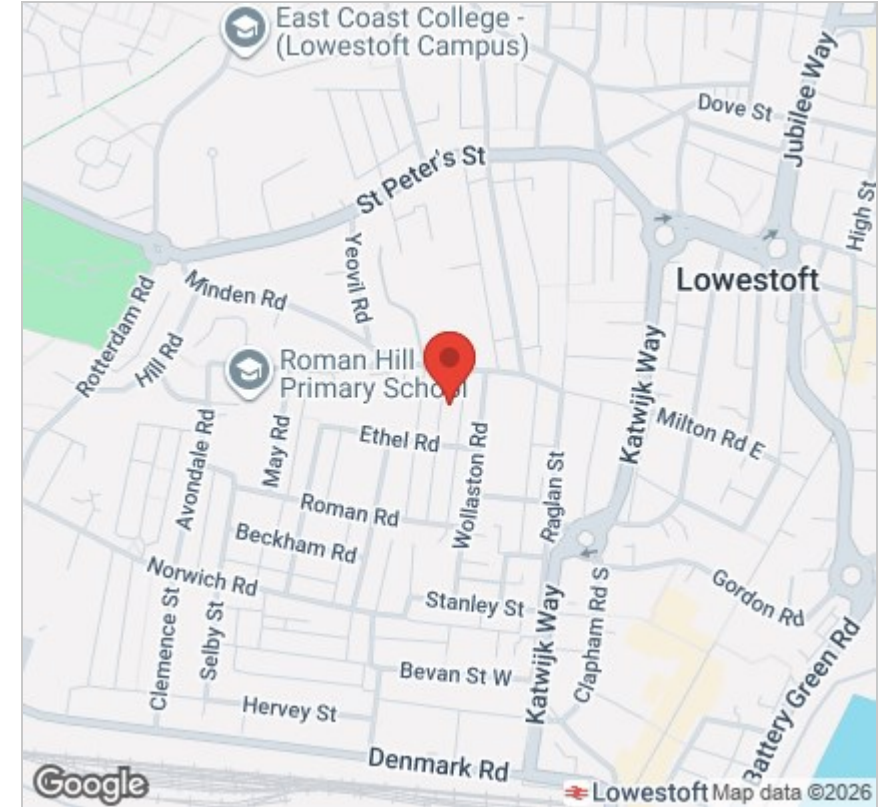


## Viewing

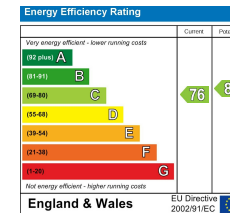
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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