

HARDIMANS

21 The Hemplands

, Lowestoft, NR32 1JN

£130,000

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21 The Hemplands,
Lowestoft, Suffolk, NR32 1JN

A beautifully presented mid-terrace home in North Lowestoft, ideally situated within walking distance of local amenities, local schools and Lowestoft's North Beach.

Completely refurbished by the current owners, the property offers modern accommodation and is ready for its new owners to move straight into. The property has a brand new boiler, new double glazing and new carpets throughout.

LIVING ROOM
Composite door to front entrance, uPVC window to front aspect, coal effect fireplace with surround, radiator and coved ceiling.

DINING ROOM
uPVC window to rear aspect, coal effect fireplace with surround, radiator and coved ceiling.

KITCHEN
uPVC window to side aspect, worktop space, cupboards and drawers under, cupboards above, sink with drainer , tile splash back, Ideal boiler (2025) uPVC door to rear access.

LANDING
Stairs.

BEDROOM 1
upvc window to front aspect, built in cupboard above stairs with railing and access to loft, radiator and coved ceiling.

























BEDROOM 2
uPVC window to rear aspect, and radiator.

BATHROOM
uPVC frosted window to rear aspect, low level WC, hand wash basin, bath with shower above, radiator.

OUTSIDE
To the front, path to front door and shingle garden.

To the rear, - fully enclosed, astro turf area, rear access gate.

TENURE
Freehold

COUNCIL TAX BAND
A

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 10000mbps
* Mobile: normal coverage EE, 02, THREE, VODAFONE 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.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable,

however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.






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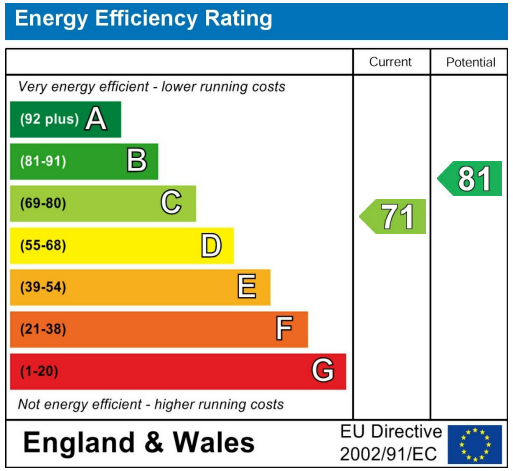
Floor Plan


Kitchen
5'7" x 8'4"
1.73 x 2.55 m
Dining Room
10'3" x 10'9"
3.14 x 3.28 m
Living Room
10'5" x 10'11"
3.19 x 3.33 m
Bathroom
5'7" x 8'4"
1.72 x 2.56 m
Bedroom
10'4" x 10'10"
3.16 x 3.31 m
Landing
Bedroom
10'4" x 10'10"
3.16 x 3.31 m
W
S
N
E
Floor 1
Floor 2
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Approximate total area(1)
571 ft²
53.1 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Area Map



Energy Efficiency Graph



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