

Aldreds
Estate Agents



58 Crown Street West
Lowestoft, NR32 1SQ

Offers Over £125,000



58 Crown Street West

Lowestoft, NR32 1SQ

Aldreds are delighted to offer this very well presented three bedroom mid terrace house in this very desirable North Lowestoft location being within walking distance of all local amenities including Sparrows Nest park and North Lowestoft beach. The accommodation includes a lounge, inner hallway, dining room, fitted kitchen, rear lobby and ground floor bathroom. On the first floor there are three bedrooms. Outside to the rear there is an enclosed courtyard garden providing space for bistro style dining. Advantages also include uPVC double glazed windows. Set at a realistic asking price this property would make an ideal first time purchase or family home and early viewing is strongly recommended.

Lounge

11'1" x 11'1" (3.38 x 3.4)

Fitted carpet, coved ceiling, uPVC window, uPVC entrance door, power points, tv point, living flame gas fire inset in a tiled fireplace.

Inner Hallway

Fitted carpet, stairs leading to first floor.

Dining Room

11'4" x 11'0" (3.47 x 3.37)

Fitted carpet, coved ceiling, uPVC window, power points, living flame gas fire inset in a timber fireplace with marble effect inset and hearth, tv point, power points.

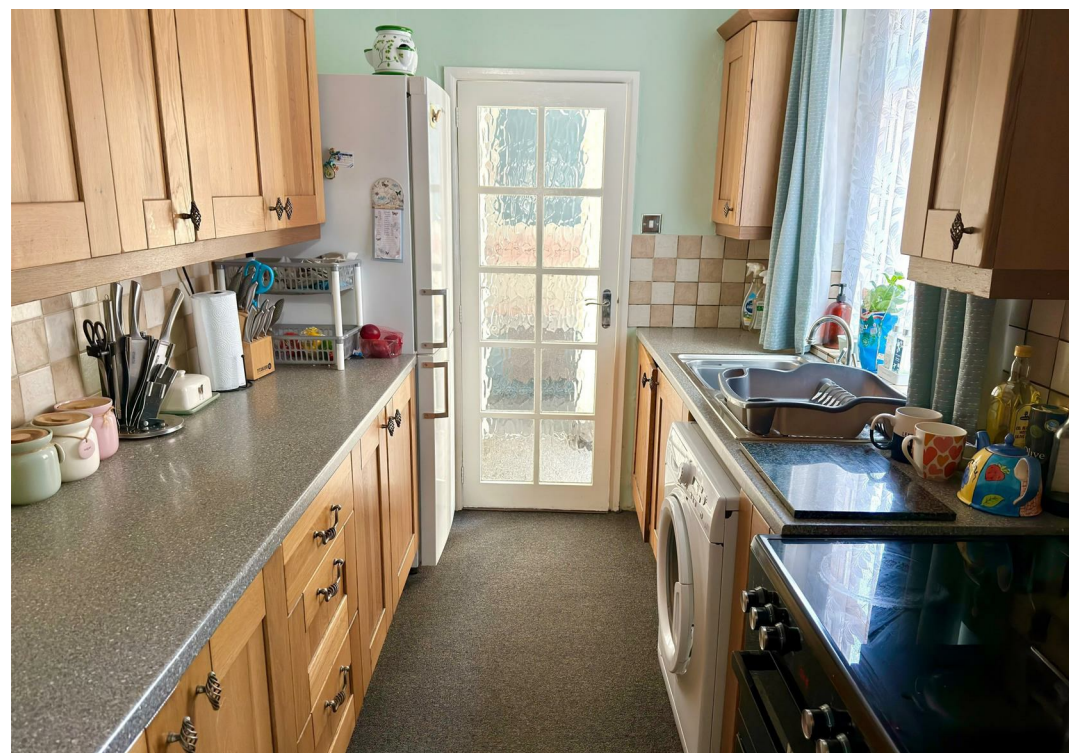
Kitchen

9'9" x 7'0" (2.99 x 2.15)

Fitted carpet, a range of solid timber kitchen units with extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, electric cooker point, tiled splashbacks, power points.

Rear Lobby

Fitted carpet, uPVC door leading out to the rear garden, full length airing cupboard.





Family Bathroom

Fitted flooring, bathroom suite comprising of a shower set over a panel bath, low level WC, wall mounted pedestal sink, part tiled walls, extractor fan, uPVC window.

Landing

Fitted carpet.

Bedroom 1

11'8" x 11'4" (3.56 x 3.47)

Fitted carpet, uPVC window, power points, full length walk in cupboard/wardrobe.

Bedroom 2

11'5" x 11'0" (3.5 x 3.37)

Fitted carpet, coved ceiling, uPVC window, power points, door leading to:-

Bedroom 3

9'5" x 5'9" (2.89 x 1.76)

Fitted carpet, uPVC window, power points.



Outside

To the front there is an enclosed front garden with footpath leading to front door. Outside to the rear there is a courtyard garden providing ample space for bistro style dining, all enclosed by brick walls with pedestrian rear access.

Tenure

Freehold

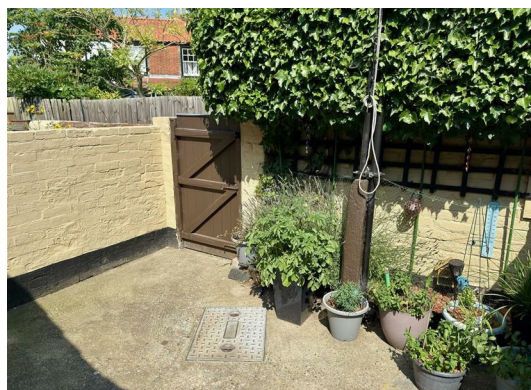
Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2394/06/25



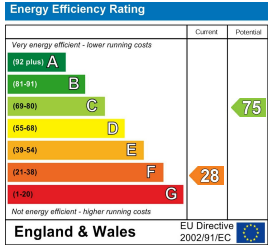
Floor Plan



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.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.