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Reeve Street
Lowestoft, NR32 1UF

'Offers In Excess Of' **£100,000**

Situated close to Lowestoft town centre, this 3 bed terraced property is offered to the market with NO ONWARD CHAIN. With amenities including shops, local schools & Lowestoft College in close proximity, the property would make an IDEAL FIRST HOME or investment & is ready for you to PUT YOUR OWN STAMP ON. Accommodation comprises; lounge, dining room, kitchen, bathroom & 3 bedrooms (3rd off 2nd). uPVC DG & GCH throughout with enclosed rear courtyard garden.

LOUNGE

12' 0" x 10' 4" (3.68m x 3.16m)

Through the uPVC part double glazed door into the lounge. Fitted carpet, uPVC double glazed window, radiator, TV and power points. Door into the...

INNER HALLWAY

With carpeted stairs to the first floor and door into the...

DINING ROOM

11' 11" x 10' 6" (3.64m x 3.22m)

Versatile second reception room lends itself to be the dining room; fitted carpet, uPVC double glazed window, radiator, power points and under stair cupboard offering your storage solution. Opening into the...

KITCHEN

9' 6" x 6' 6" (2.92m x 1.99m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, integrated oven with electric hob and extractor over. Vinyl flooring, uPVC double glazed window, power points and uPVC part double glazed door out to the rear garden. Opening into the...

REAR LOBBY

Space / plumbing for your chosen appliances; vinyl flooring, power points and cupboard housing the gas central heating / domestic hot water combination boiler.

BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath with mixer tap. Vinyl flooring, opaque uPVC double glazed windows, radiator and extractor.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors into bedrooms 1 and 2.

BEDROOM 1

20' 9" x 10' 4" (6.34m x 3.16m)

Double bedroom to the front of the home has fitted carpet, uPVC double glazed window, radiator, power points and over stair cupboard with loft access in situ.

BEDROOM 2

12' 0" x 10' 6" (3.66m x 3.22m)

Another double bedroom with fitted carpet, uPVC double glazed window, radiator, power points and door into...

BEDROOM 3

9' 6" x 6' 3" (2.91m x 1.93m)

Fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Courtyard rear garden offers a blank canvas for you to make your own; gated access to the rear service road.

EAST SUFFOLK COUNCIL TAX - BAND A
ENERGY PERFORMANCE CERTIFICATE RATING - D

The key to a better move



GROUND FLOOR
APPROX. FLOOR AREA 480 SQ. FT.
(37.1 SQ. M.)
FIRST FLOOR
APPROX. FLOOR AREA 328 SQ. FT.
(30.4 SQ. M.)
TOTAL APPROX. FLOOR AREA 808 SQ. FT. (75.5 SQ. M.)
FREEVE STREET, LOWESTOFT, NR32 1UF
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Metropix 6/2022

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

