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.

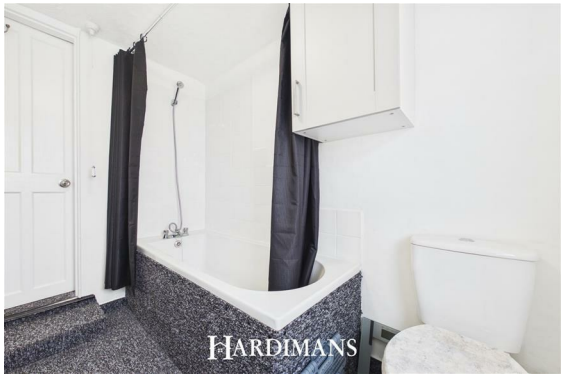
## LIVING ROOM
Composite door to front entrance, uPVC window to front aspect, coal effect fireplace with surround, radiator and coved ceiling.

## 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.

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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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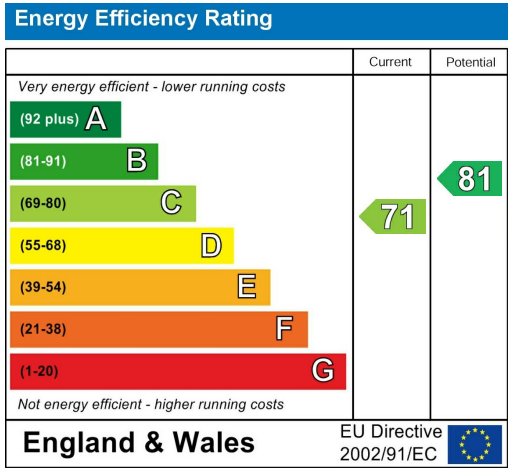
Approximate total area(1)
571 ft²
53.1 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

## Area Map

## Energy Efficiency Graph




## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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