



94 St. Margarets Road  
, Lowestoft, NR32 4HW  
£170,000

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**94 St. Margarets Road,  
Lowestoft, Suffolk, NR32  
4HW**

Mid terrace home located in North Lowestoft, ideally situated within walking distance of local amenities, schools and Lowestoft North Beach. The property benefits from a newly fitted kitchen and a new modern bathroom featuring separate bath and spacious shower cubicle. The remainder of the property is offered as a blank canvas, providing excellent opportunity to personalise and make it your own.

**HALLWAY**

uPVC double glaze door to front, radiators, stairs to first floor and under stairs storage cupboard.

**SITTING ROOM**

uPVC double glaze bay window to front aspect, burner and coved ceiling.

**DINING ROOM**

uPVC double glaze window to rear aspect, burner and built in storage cupboard.

**KITCHEN**

uPVC double glaze window to side aspect, work top space, cupboards and drawers under, cupboards above, built in AEG double oven, built in AEG electric hob and twin sink with drainer.

**UTILITY ROOM**

uPVC double glaze window to side aspect, door to rear access, butler sink, loft hatch and door to low level WC.

**STAIRS AND LANDING**

uPVC double glaze frosted window to side aspect, loft hatch and radiator.





## PRIMARY BEDROOM

uPVC double glaze windows to front aspect, fireplace with surround and mantle, built in storage cupboard and loft hatch.

## BEDROOM 2

uPVC double glaze window to rear aspect, fireplace with surround and mantle and built in storage.

## BATHROOM

uPVC double glaze windows to side and rear aspect, low level wc, hand wash basin with cupboards under, bath with shower attachment, large shower cubicle with mixer shower, cupboard with Ideal boiler to wall, radiator and spot light ceiling.

## OUTSIDE

To the front, patio garden with mature shrubs and path to front door. To the rear, fully enclosed mainly laid to lawn with path to rear access gate and shed.

## TENURE

Freehold

## COUNCIL TAX BAND

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## MATERIAL INFO

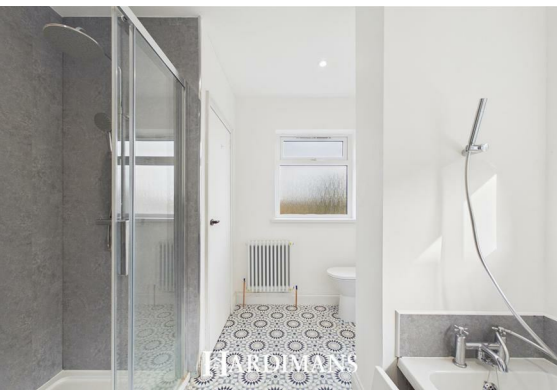
We assume the property has:  
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

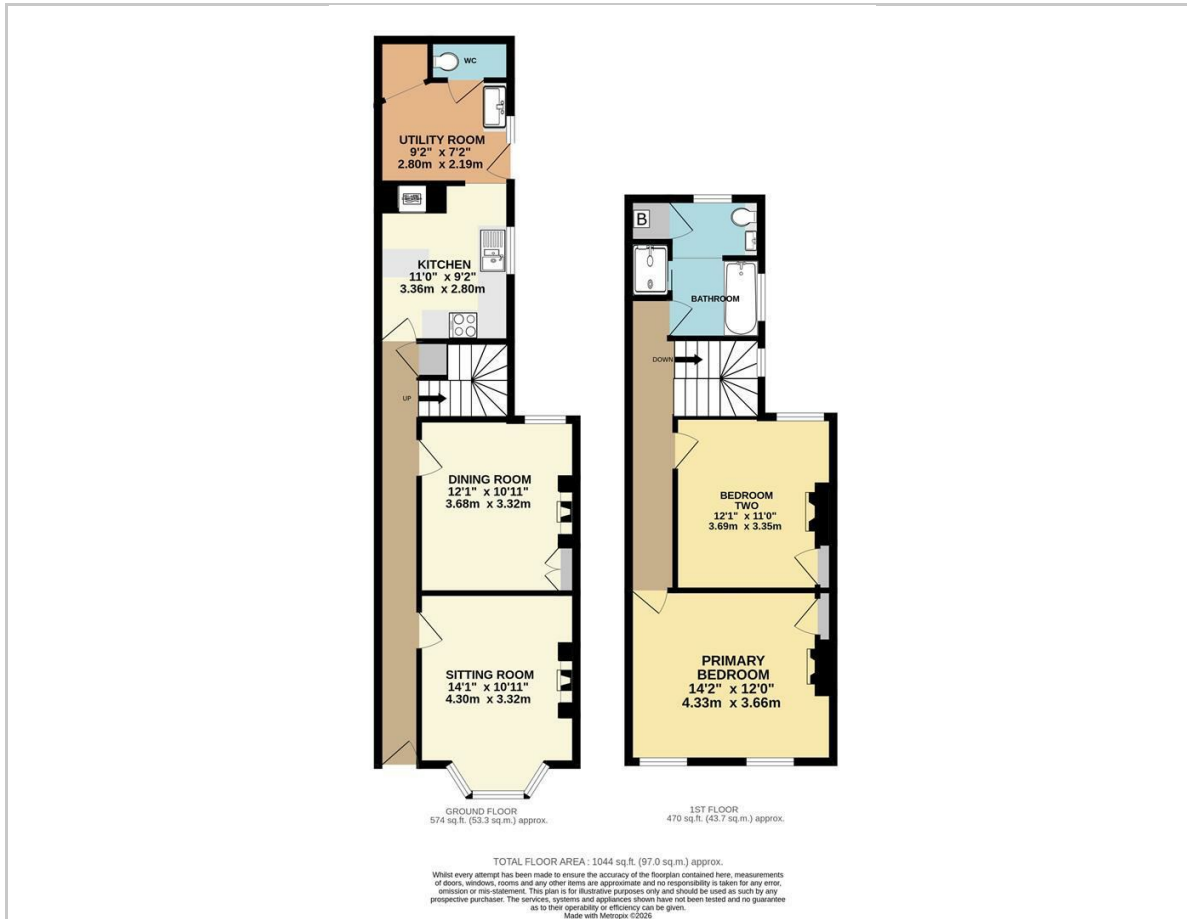
\* Broadband: Could achieve speeds of Ultrafast 2000 Mbps 2000 Mbps

\* Mobile: 02, EE, 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.



## Floor Plan

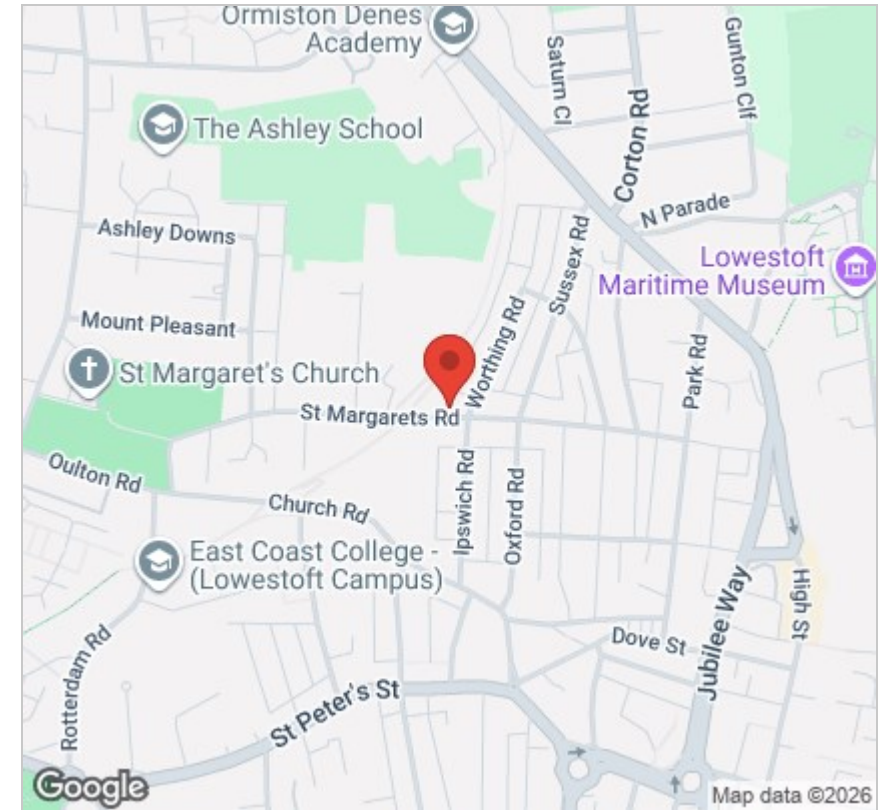


## Viewing

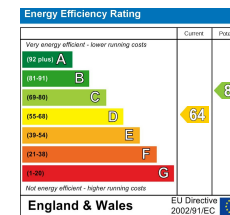
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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