



# Aldreds

Estate Agents

16 Arnold Street

Lowestoft, NR32 1PU

Asking Price £115,000



## 16 Arnold Street

Lowestoft, NR32 1PU

Aldreds are pleased to offer this realistically priced property situated close to Lowestoft town centre. The accommodation includes 2 reception rooms, kitchen, ground floor WC & shower + laundry room and on the first floor there are 2 double bedrooms and a bathroom. There is a nice sized rear garden and benefits also include Upvc windows and gas central heating. Situated close to shops and transport links. Early Viewing Recommended.

### Lounge

10'9" x 11'5" (3.3 x 3.5)

Laminate flooring, Upvc window, modern tiled fireplace with tiled inset, power points, radiator, T.V point, wide opening leading to the dining room.

### Central Hallway

Laminate flooring, stairs off to the first floor.

### Dining Room

10'9" x 10'11" (3.3 x 3.35)

Laminate flooring, Upvc window, radiator, power points, wide opening leading to the lounge.

### Kitchen

10'5" x 5'10" (3.2 x 1.8)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, tiled splash backs, stainless steel sink, recess for white goods, Upvc windows.

### Rear Lobby

Tiled flooring, Upvc door leading to the lean to conservatory.

### Ground Floor Shower Room

Ceramic tiled flooring, low level W.C., pedestal sink, fully tiled shower cubicle, Upvc window.

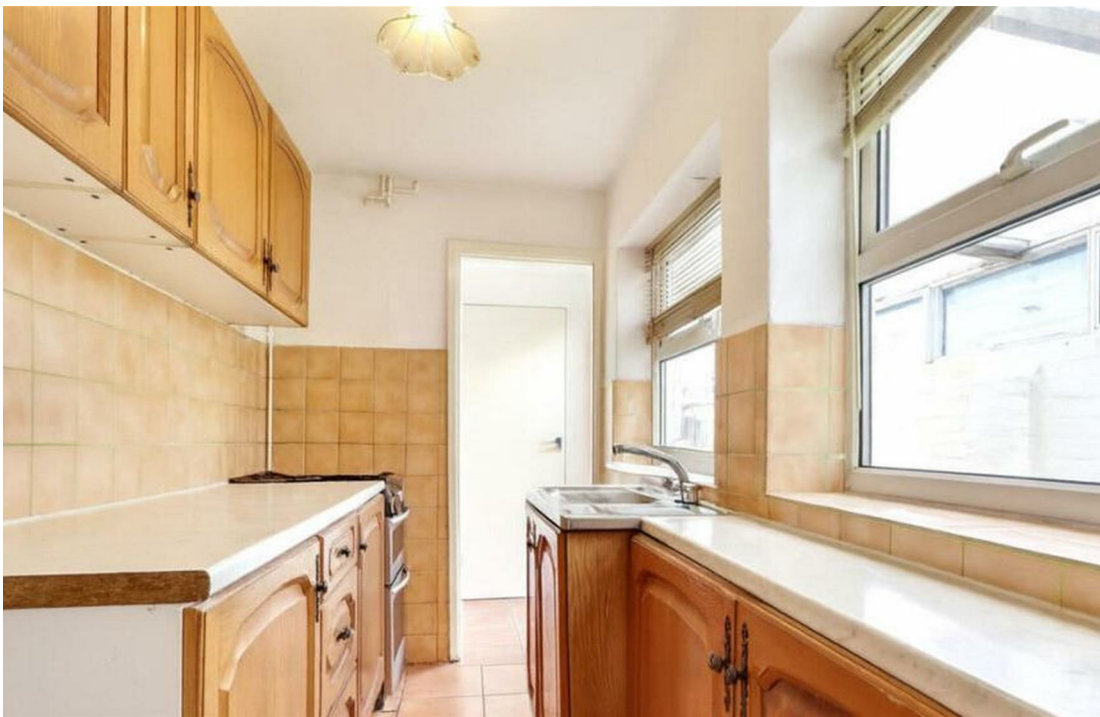
### Lean To Conservatory

5'2" x 15'8" (1.6 x 4.8)

Laminate flooring, poly carbonate roof, door leading out to the rear garden.







### First Floor Landing

Small landing with fitted carpet.

### Bedroom 1

10'9" x 12'9" (3.3 x 3.9)

Laminate flooring, Upvc window, power points, T.V point, radiator, full length storage cupboard/wardrobe.

### Bedroom 2

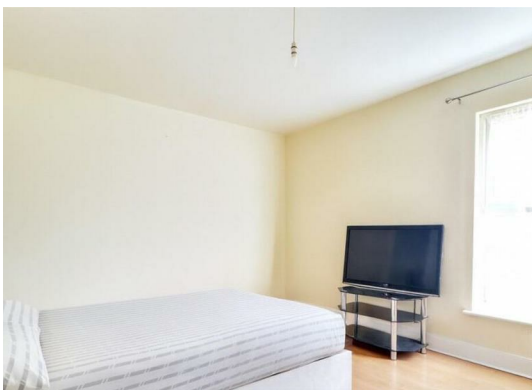
10'2" x 12'9" (3.12 x 3.9)

Laminate flooring, radiator, power points, Upvc window, door leading to family bathroom.

### Family Bathroom

9'7" x 5'3" (2.94 x 1.62)

Ceramic tiled flooring, bathroom suite comprising of a panel bath, low level W.C, wall mounted sink, tiled splash backs, radiator, Upvc window.



### Outside To The Rear

There is a fully enclosed rear garden which is currently overgrown, lawned area and shrub borders all enclosed by high walls and fencing. There is a very private rear and side aspect.

### Tenure

Freehold

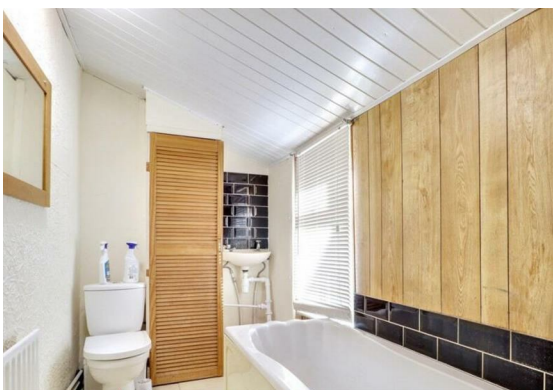
### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'A'

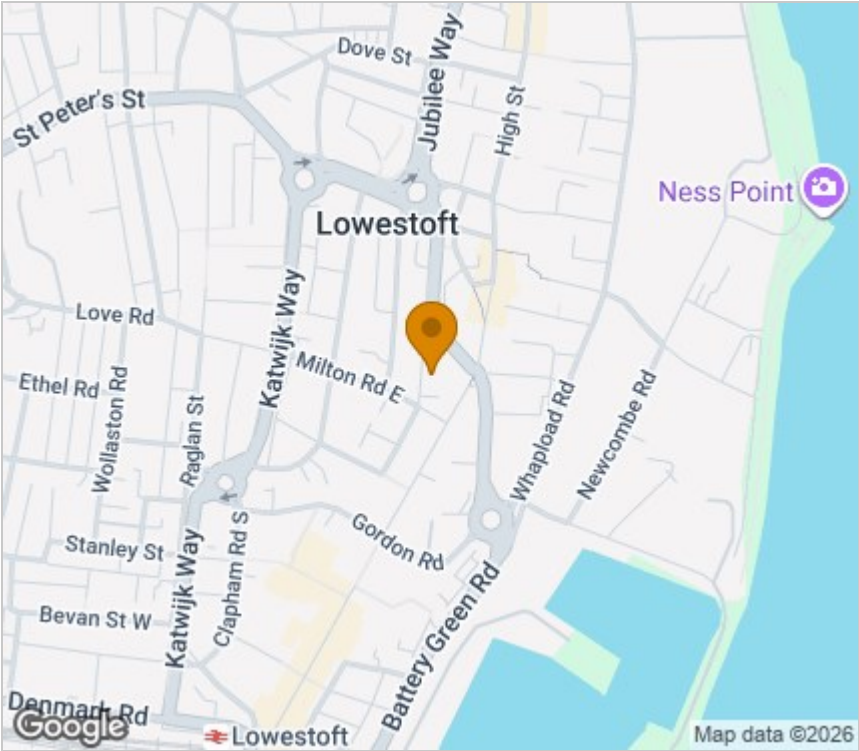
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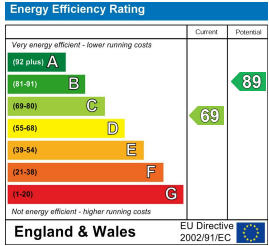
Floor Plan



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**  
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