

HARDIMANS

3 Water Lane
, Lowestoft, NR32 2NH
Offers Over £120,000



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3 Water Lane, Lowestoft, Suffolk, NR32 2NH

This terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

Located within walking distance to Lowestoft town centre, where you will find a variety of shops, cafes, and essential amenities. Families will also appreciate the proximity to local schools and the college.

PORCH

upvc double glaze door front entrance, upvc double glaze window to side aspect, built in cupboard.

SITTING/DINING ROOM

uPVC double glaze window to front and rear aspect, stairs to first floor, radiators, coal effect gas fire place with mantle and surround, coved ceiling.

KITCHEN

uPVC double glaze window to side aspect, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, built in Hotpoint oven, gas hob and coved ceiling.

LOBBY

upvc double glaze door to rear garden, built in storage cupboard and coved ceiling.

BATHROOM

upvc double glaze frosted window to side aspect, low level wc, hand wash basin, bath with shower above, radiator and coved ceiling.





LANDING

stairs, coved ceiling.

FRONT BEDROOM

uPVC double glaze window to front aspect, radiator, loft hatch (with ladder and half boarded) coved ceiling.

MIDDLE BEDROOM

uPVC double glaze window to rear aspect, built in storage cupboards, radiator and coved ceiling, door to

REAR BEDROOM

uPVC double glaze window to rear aspect, boiler cupboard with Baxi boiler (been serviced and in warranty), radiator and coved ceiling.

OUTSIDE

To the front, brick wall, paved, shingle area. To the rear, brick walls surround, rear access gate to alleyway, shed, patio garden, raised brick bedding areas.

TENURE

Freehold

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: FTTP - internet speed - 491.6 Mbps Download / 62.8 Mbps Upload

* Mobile: No issues with mobile phone coverage, both phone and 5G available.

* 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 1

- Porch
- Sitting/Dining Room: 22'0" x 11'7" (6.72 x 3.55 m)
- Kitchen: 10'1" x 7'1" (3.08 x 2.18 m)
- Lobby
- Bathroom: 5'10" x 6'8" (1.79 x 2.05 m)

Floor 2

- Bedroom: 12'5" x 8'0" (3.81 x 2.45 m)
- Landing
- Bedroom: 9'0" x 10'3" (2.76 x 3.15 m)
- Bedroom: 10'0" x 7'1" (3.05 x 2.17 m)

Summary Table:

Room	Dimensions (ft)	Dimensions (m)
Sitting/Dining Room	22'0" x 11'7"	6.72 x 3.55
Kitchen	10'1" x 7'1"	3.08 x 2.18
Bathroom	5'10" x 6'8"	1.79 x 2.05
Bedroom 1	12'5" x 8'0"	3.81 x 2.45
Bedroom 2	9'0" x 10'3"	2.76 x 3.15
Bedroom 3	10'0" x 7'1"	3.05 x 2.17

Approximate total area⁽¹⁾
646 ft²
60 m²

Reduced headroom
5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

A map of Lowestoft, Suffolk, showing the location of the Lowestoft Campus of East Coast College. The campus is marked with an orange pin on St Peter's St. Other landmarks include St Margaret's Church, Roman Hill Primary School, and various roads like Oulton Rd, Church Rd, and St Peter's St.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92-101		
B	81-91		
C	69-80		
D	55-64	79	
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC