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£115,000



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314 Raglan Street Lowestoft, NR32 2LB

- VACANT & NO ONWARD CHAIN
- FIRST TIME OR INVESTMENT
- THREE STOREYS
- BEDROOMS OFF LANDING
- COURTYARD STYLE GARDEN
- FITTED KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- UPGRADED SHOWER ROOM

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Lounge 3.51m x 3.43m (11' 6" x 11' 3")

Enter your new home through the modern part-glazed door directly into your Lounge. Cosy yet spacious, this Reception features uPVC sealed unit double glazed window to front aspect allowing an abundance of natural daylight in, there's also a radiator and laminate floor. A door leads you into your ...

Stairs

Flowing up the middle of the house, your carpeted staircase leads you up to all first floor rooms.

Dining Room 3.43m x 2.77m (11' 3" x 9' 1")

This wonderful Dining Room is perfectly located centrally and is the hub of the home. Laminate flooring is laid underfoot, there's a radiator, feature fireplace and a uPVC sealed unit double glazed window looks out to your Courtyard to rear. A good size understair cupboard is located here and an opening leads you to your ...

Kitchen 3.05m x 1.73m (10' x 5' 8")

A Range of base and wall units are fitted to two walls complete with modern flat style white doors and drawers with a black roll edge worktop over. Modern tiling has been applied above as a splashback and appliances include a gas cooker and automatic washing machine. Your stainless-steel sink and drainer is located under the uPVC sealed unit double glazed window and ample space is provided for your fridge freezer while your combi boiler is also housed here. Tiling is laid to floor and an opening to your...

Inner Lobby

This is the link between your and Kitchen and Shower Room and your back door leads outside.

Shower Room 1.88m x 1.73m (6' 2" x 5' 8") 'L' shaped

Modern and Contemporary, your spacious fully tiled Shower Room features a shower cubicle, low level WC and vanity wash hand basin. Vinyl floor laid underfoot, a chrome heated towel rail and an opaque uPVC sealed unit double glazed window also featured.

FIRST FLOOR

Landing

At the top of the first set of stairs, your Landing features doors leading off to Bedrooms one and two, there's a fitted carpet and another staircase leads you to the top floor.

Master Bedroom 3.51m x 3.43m (11' 6" x 11' 3")

Spanning the whole width of the property and located at the front, your Master Bedroom features a uPVC sealed unit double glazed window, large storage cupboard, radiator and fitted carpet.

Bedroom 2 3.43m x 2.01m (11' 3" x 6' 7")

Located to the rear of the property with a uPVC sealed unit double glazed window, fitted carpet and radiator.

SECOND FLOOR

Bedroom 3 3.76m x 3.05m (12' 4" x 10')

At the top of the property, this super room features a with a uPVC sealed unit double glazed dormer style window, fitted carpet, radiator and handy storage cupboard.

OUTSIDE

Rear Garden

Requiring a tidy up, this could be a wonderful outdoor space to enjoy at any time of year. Your courtyard style Garden is enclosed by fence and wall with an access gate to rear.

Council Tax

Band A

SUMMARY

This ex rental property has a great three storey layout, plus the double glazing and gas central heating are all beneficial to this first time buy or investment property.

To view, simply call the number on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDSCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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THREE BEDROOM, 3 STOREY TERRACE | CLOSE TO TOWN CENTRE

We are delighted to offer for sale this mid terraced family home on the ever-popular Raglan Street in north Lowestoft. Your accommodation comprises of a Lounge, separate Dining Room, Kitchen and Shower Room on the ground floor, while on the first floor, two Bedrooms off Landing and on the Second floor a good size double. Complete with the creature comforts of gas central heating, double glazing there's also a courtyard Garden to rear.

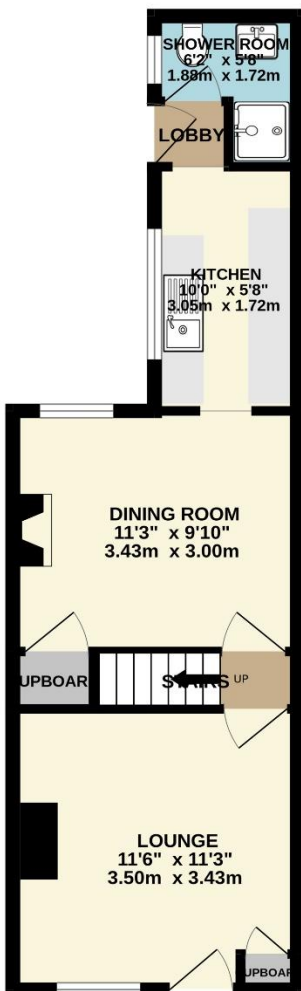
CHAIN FREE | EXCELLENT FIRST TIME BUY | INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES

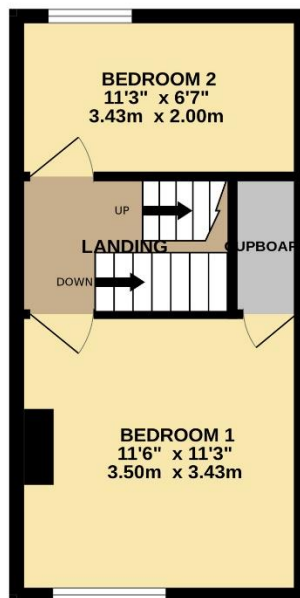
Located off the St Peters Street, Lowestoft town centre is half a quarter of a mile away and Great Yarmouth also easily accessible up the A47. Raglan Street is convenient for plenty of schools, restaurants, pubs and a good public transport network nearby. A Tesco and Aldi superstores are also within half a mile along with the very popular family theme park of Lowestoft, Pleasurewood Hills and Sparrows Nest Gardens right on your doorstep. The beach and many other amenities are within easy reach due to the convenient location.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

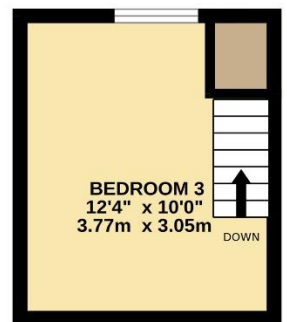
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.5 sq.m.) approx.



314 RAGLAN STREET, LOWESTOFT

TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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