



6 Norfolk Street

Lowestoft
NR32 2HJ

Offers in Excess of **£165,000**
Freehold

Beautifully Presented Terrace House
Enclosed Rear Garden
Single Garage
3 Bedrooms
Sought After Central Location
Useful Lean To/Utility Room
Gas Central Heating





Bycroft Estate Agents are delighted to present this beautifully presented 3 bedroom mid terrace house, conveniently situated close to shops, amenities and schools for all ages. The accommodation comprises of entrance porch, lounge, dining room, kitchen, lean to/utility room, ground floor bathroom, first floor landing, 3 bedrooms, double glazed windows, double glazed windows, gas central heating.

UPVC front door to:

ENTRANCE PORCH

quarry tiled flooring, frosted UPVC windows, door into:

LOUNGE

10' 5" x 11' 2" maximum (3.18m x 3.4m) brick fireplace with side extension, window to front aspect, radiator, wall lights, opening to:

INNER HALL

understairs storage cupboard, opening to:

DINING ROOM

10' 6" x 11' 3" maximum (3.2m x 3.43m) brick fireplace, radiator, door to:

INNER HALL

stairs to landing, open arch to:



KITCHEN/BREAKFAST ROOM

10' 5" x 10' 5" (3.18m x 3.18m) recently installed kitchen, with worktops, range of base cupboards and drawers under, including space for an oven, upright fridge/freezer, one bowl sink with mixer tap, range of wall units, two frosted double glazed side windows, tiled flooring, radiator, open to:

REAR HALL

storage cupboard, housing the Baxi gas boiler, door into:

GROUND FLOOR BATHROOM

vanity unit comprising of wash hand basin, mixer tap, double cupboard under, bath with main shower fittings, wc, frosted double glazed window, heated towel rail, tiled flooring.

UTILITY ROOM/ LEAN TO

6' 0" x 3' 8" (1.83m x 1.12m) worktop, space and plumbing for washing machine, tiled flooring, UPVC door and fixed side panel to garden.

LANDING

access to roof space.

BEDROOM 1

10' 5" x 11' 2" (3.18m x 3.4m) plus built in storage cupboard, window to front aspect, radiator, feature cast iron fireplace.

BEDROOM 2

10' 5" x 11' 3" (3.18m x 3.43m) window to rear aspect, radiator, cast iron feature fireplace, door into:

BEDROOM 3

10' 5" x 6' 2" (3.18m x 1.88m) window to rear aspect, radiator.

OUTSIDE

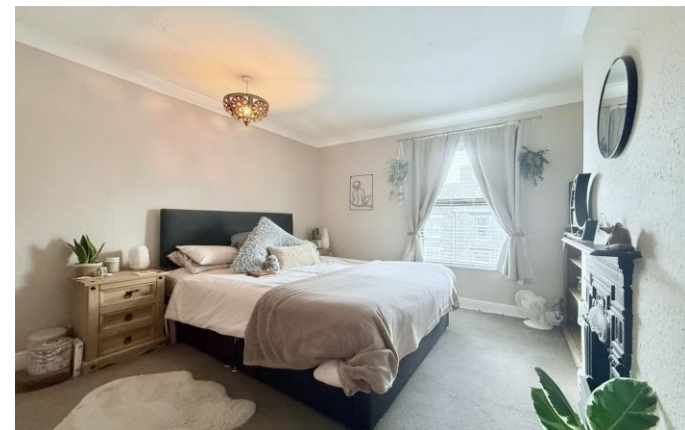
to the rear of the property an enclosed garden, with paved patio, lawn, shrubs and flowers, timber shed, gate providing pedestrian rear access to single garage accessed via the rear service road, up and over door.

COUNCIL TAX

This property is currently listed as a Band A.

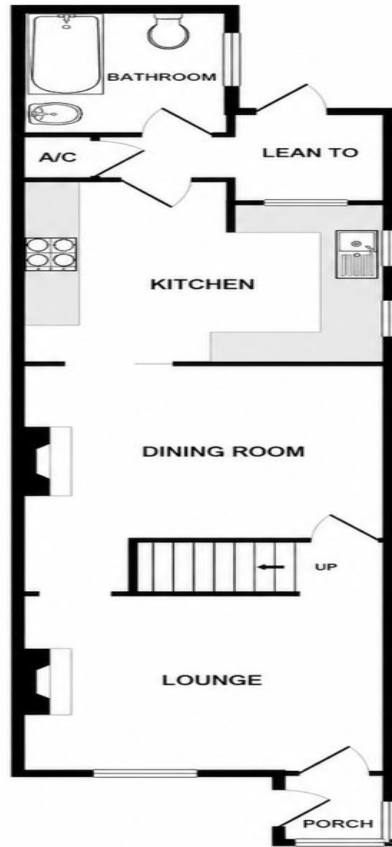
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.



Local Authority
Council Tax Band
EPC Rating

East Suffolk Council
A
C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

