

# HARDIMANS

**233 Raglan Street**  
, Lowestoft, NR32 2LA  
**£120,000**

# HARDIMANS

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## 233 Raglan Street, Lowestoft, Suffolk, NR32 2LA

A mid Terrace home in North Lowestoft situated within walking distance of the town centre, local schools and amenities.

The property offers 2 receptions rooms, a modern kitchen with built in oven & integrated fridge/freezer and a modern bathroom. 2 bedrooms and an second floor attic room and enclosed rear garden.

### SITTING ROOM

uPVC double glaze door to front entrance, uPVC double glaze window to front aspect, electric fireplace, radiator and covered ceiling.

### DINING ROOM

uPVC double glaze window to rear aspect, under stairs storage cupboard, radiator and covered ceiling.

### KITCHEN

uPVC double glaze window to side aspect, worktop space, cupboard under and above, sink with drainer, built in hob and oven with extractor fan above, integrated fridge freezer, boiler to wall and covered ceiling.

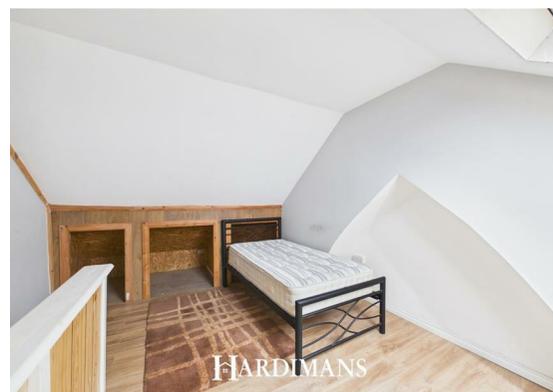
### LOBBY

uPVC double glaze door to rear access.

### BATHROOM

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin with cupboards under and shower cubicle.





## STAIRS TO FIRST FLOOR AND LANDING

### FRONT BEDROOM

uPVC double glaze window to front aspect, built in cupboard above stairs, radiator and coved ceiling.

### BACK BEDROOM

uPVC double glaze window to rear aspect, radiator and coved ceiling.

## STAIRS TO SECOND FLOOR

### ATTIC ROOM

Sky light, storage in eaves, storage cupboard and lighting.

### OUTSIDE

To the front fully enclosed with brick wall and gate. To the rear, path, shed and lawn.

### TENURE

Freehold

### COUNCIL TAX BAND

A

### MATERIAL INFO

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

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000mbps

\* Mobile: 02, THREE, VODAFONE EE, ALL LIKELY

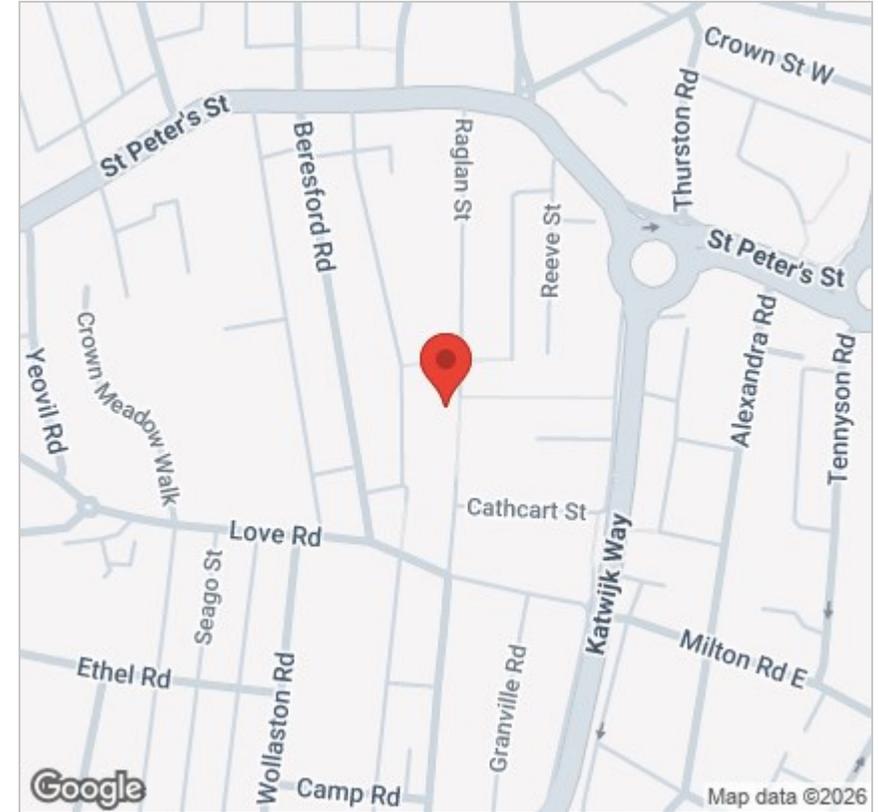
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



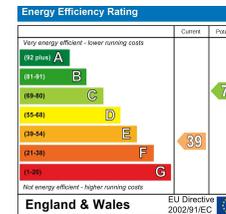
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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