

Aldreds
Estate Agents

8 Arnold Street
Lowestoft, NR32 1PU
£135,000



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We are pleased to bring to market this mid terraced family home, BENEFITTING from being CHAIN FREE, double glazed throughout and external composite cladding.

The Ground Floor comprises a handy front Porch leading to the Entrance Hall, on your left is the first reception room with wood effect laminate flooring, then you have a central staircase and a door leads to the second reception room with carpet and a convenient under stairs storage cupboard. The Kitchen features wall and base units, a single cavity electric cooker, with a ceramic hob over. There is provision for a washing machine or dishwasher and a tall fridge freezer, a composite single drainer sink sits below a wide double-glazed window, through to the rear lobby is a cupboard housing the hot water cylinder and a part glazed uPVC door gives rear garden access. The Shower room comprises a white suite of a tiled shower cubicle, vanity wash basin with mirror above, low level W.C, extractor fan and an opaque uPVC window to the side.

The central stairs lead to a small landing with Bedroom One is a large double to the front with an over stairs' cupboard. Bedrooms 2, another good double room is central and leads to Bedroom 3 with some fitted office furniture.

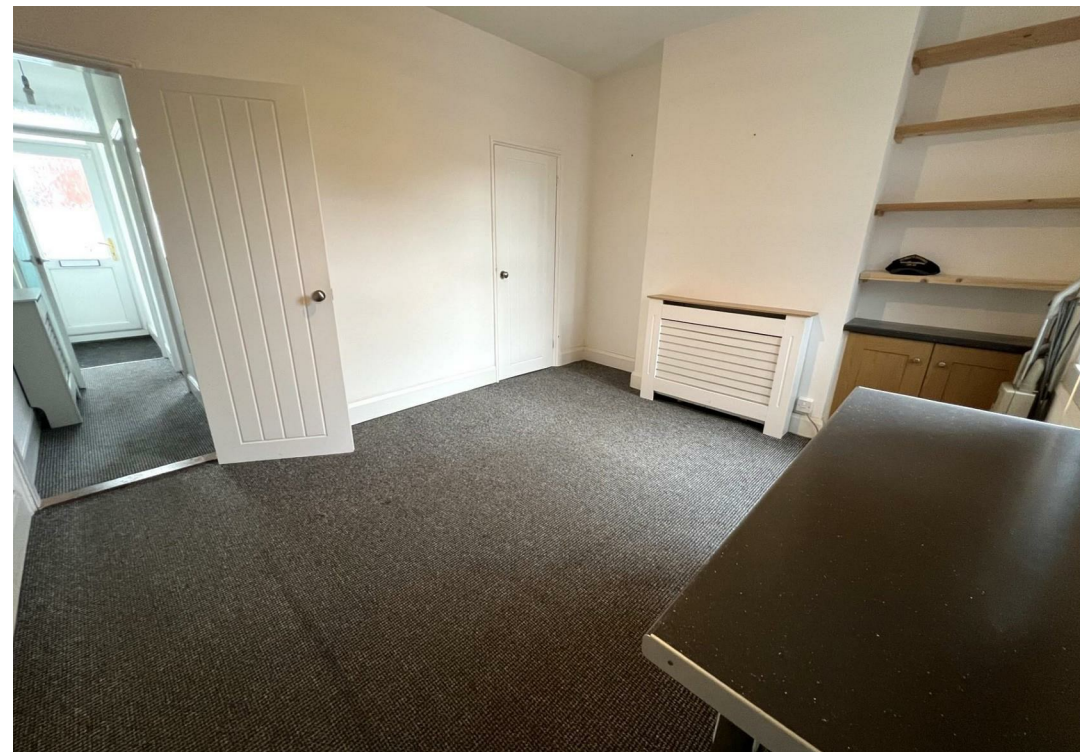
The loft void is insulated, and accessed via Bedroom 2.

Outside, the front courtyard is low maintenance with a retaining wall and iron gate. The rear garden is very low maintenance with a split of wooden decking and composite boards and centrally laid out with artificial turf. At the end of the garden is an insulated workshop with bench, lighting and power points with power supplied via an extension lead.

Entrance Porch
4'7" x 2'9" (1.4 x 0.85)

Entrance Hall
9'2" x 2'9" (2.8 x 0.85)

Reception One
10'11" x 9'6" (3.34 x 2.92)





Reception Two

12'9" x 10'5" (3.9 x 3.2)

Kitchen

8'4" x 6'7" (2.56 x 2.03)

Rear Lobby

5'1" x 2'9" (1.55 x 0.85)

Shower Room

6'2" x 6'2" (1.88 x 1.90)

Bedroom 1

11'10" x 12'10" (3.63 x 3.93)

Bedroom 2

10'7" x 13'1" (3.25 x 4)

Bedroom 3

8'1" x 6'8" (2.47 x 2.05)

Workshop

11'9" x 4'11" (3.6 x 1.5)

Outgoings

Tenure: Freehold

Services: Mains electricity, Water & Waste

East Suffolk Council Tax: Band 'A'

Tenure

Freehold

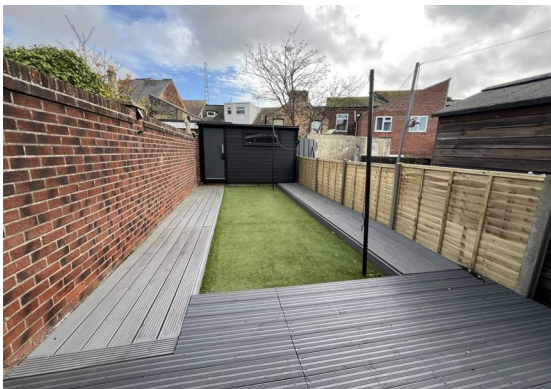
Services

Mains electricity, Water & Waste

Council Tax

East Suffolk. Band 'A'

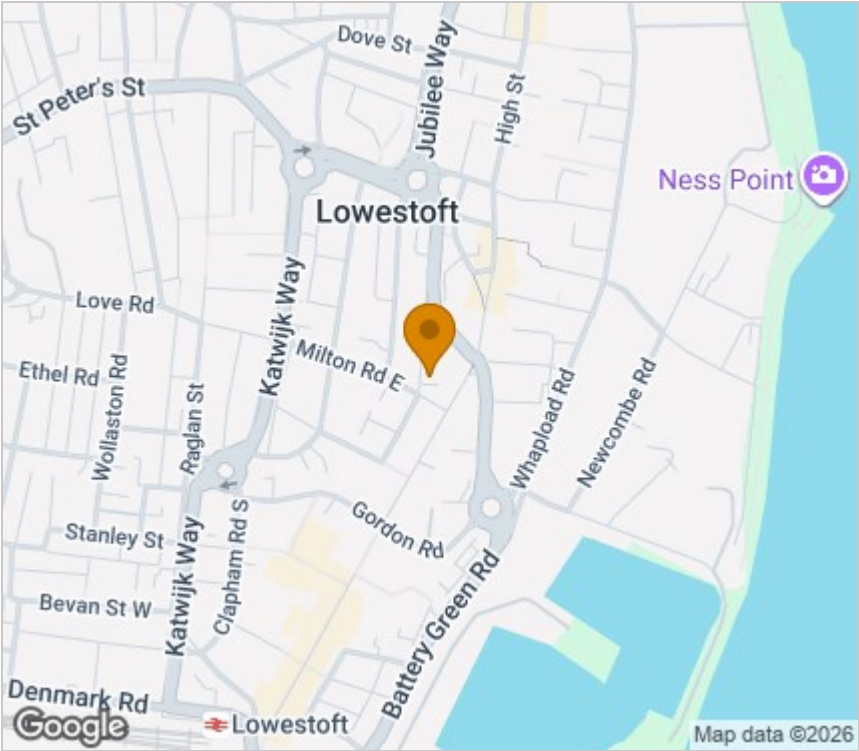
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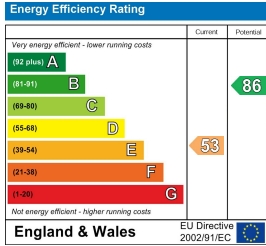
Floor Plan



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.

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