



**5 John Street**  
, Lowestoft, NR33 0EX  
Offers Over £130,000

# HARDIMANS



# 5 John Street, Lowestoft, NR33 0EX

An excellent opportunity for those seeking a comfortable family home, situated close to sea and beach. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

With three well-proportioned separate bedrooms, there is ample space for relaxation and personalisation, making it ideal for families or those looking to create a welcoming environment. The single bathroom is conveniently located, catering to the needs of the household with ease.

The location, offers a range of local amenities, including shops, schools, and recreational facilities, all within easy reach.

## PORCH

UPVC double glazed door to front entrance, UPVC double glaze door to hallway.

## HALLWAY

Stairs to first floor, radiator, under stairs storage cupboards.

## SITTING ROOM

UPVC double glazed bay window to front, coal effect fireplace and radiator.

## DINING ROOM

UPVC double glazed door to rear garden and radiator.

## KITCHEN

UPVC double glazed window to side aspect, worktop space, cupboards under, cupboards above, sink with drainer, standings for fridge/freezer, oven and washing machine, Ideal boiler to wall, partial tile to wall.

## LOBBY

UPVC double glazed door to rear garden.

## BATHROOM

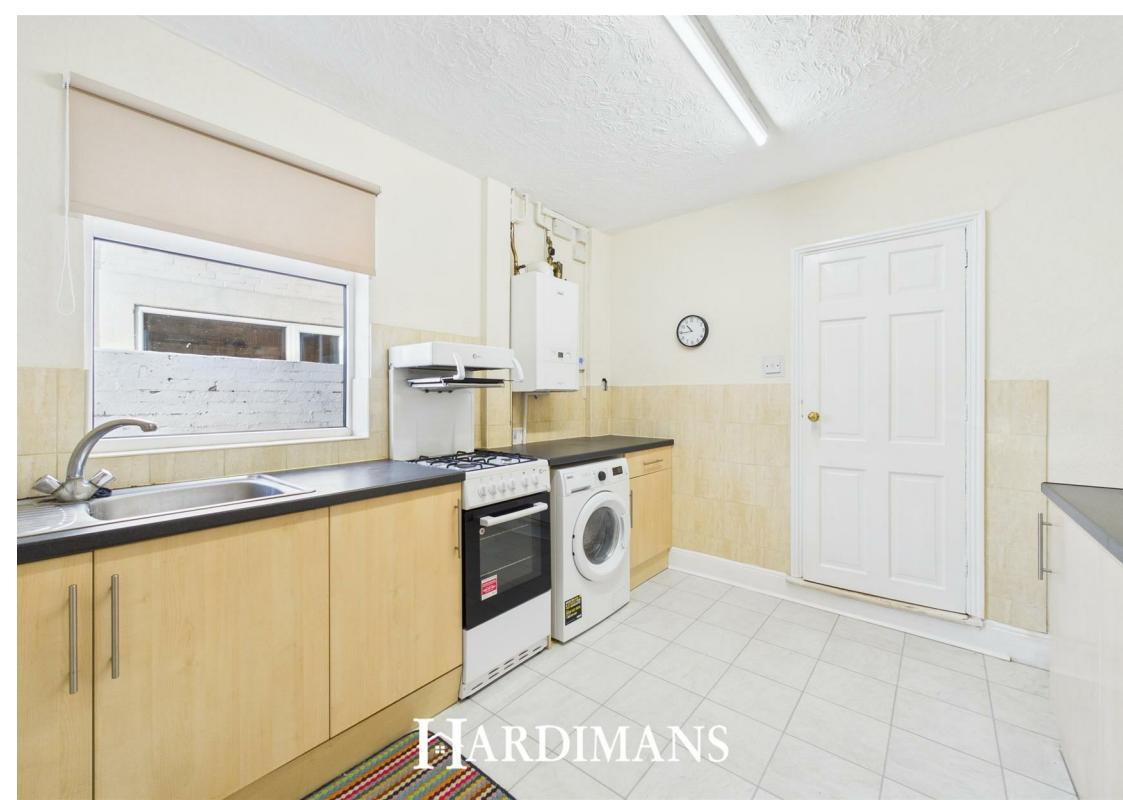
UPVC double glazed window to side aspect, low level WC, hand wash basin, corner shower cubicle with electric shower, storage cupboards, fully tiled and radiator.

## LANDING

Stairs and storage cupboard.

## FRONT BEDROOM

UPVC double glazed window to front aspect and radiator.





**MIDDLE BEDROOM**  
UPVC double glazed window to rear aspect and radiator.

**BACK BEDROOM**  
UPVC double glazed window to rear aspect and radiator.

**OUTSIDE**  
To the front, fully enclosed with brick wall surround and gate. To the rear, paved garden, fully enclosed with fencing and brick wall surround with rear access gate.

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**MATERIAL INFO**  
This property has:  
Mains Gas, Electric, water & sewerage  
Flood Risk Info: Very low

\* Broadband: ADSL Connection - Could achieve speeds of Ultrafast 2000mbps  
\* Mobile: THREE, EE, VODAFONE ALL LIKELY Giffgaff works well using O2 signal

\* 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.

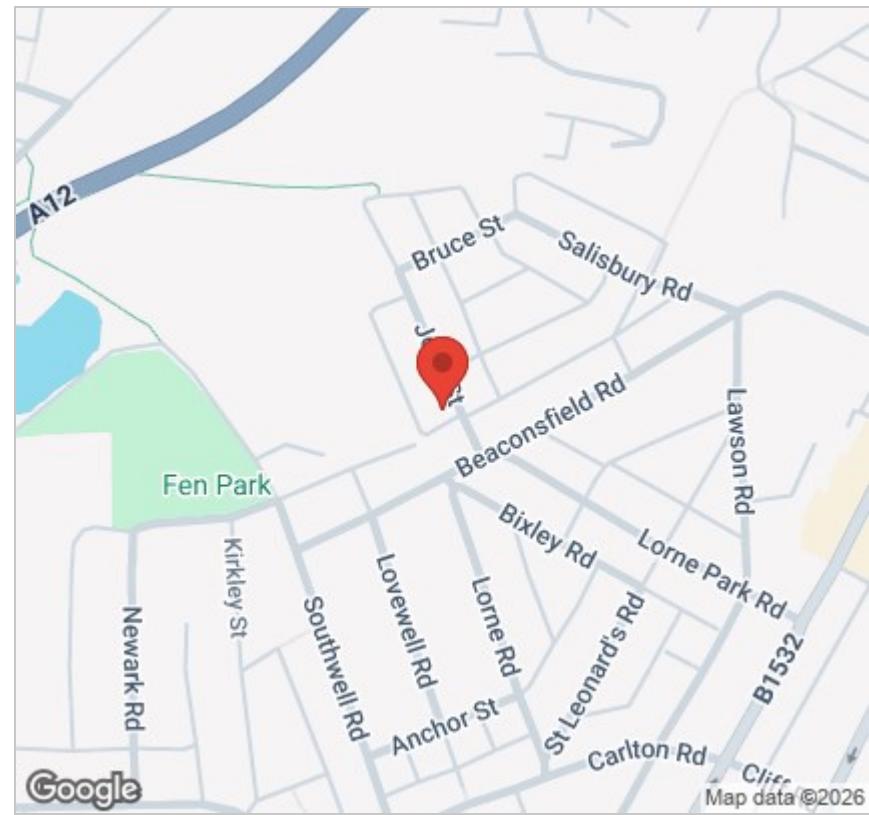
**PLEASE NOTE**  
"The Vendor declares that the property has a history of subsidence. Remedial works were carried out. Relevant documentation, including insurance claim history, are available for review. Please Contact Hardimans for further information. Prospective purchasers are advised to rely on their own inspection, surveys, and legal advice to satisfy themselves regarding the property's condition and to verify the availability and transferability of any guarantees and the terms of future insurance cover."



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(35-54) E		
(21-34) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

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.



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