

HARDIMANS



100 Bevan Street West
Lowestoft NR32 2AF
£85,000



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Located in the heart of Lowestoft on Bevan Street West, this charming two-bedroom house offers a delightful blend of comfort and convenience. The property is ideally situated within walking distance to the town centre, making it perfect for those who appreciate easy access to local amenities, shops, and transport links.

Upon entering, you are welcomed into a spacious through lounge diner, which provides an inviting space for both relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and homely atmosphere. The ground floor also features a useful bathroom, ensuring practicality for everyday living.

The two bedrooms are generously sized, and the first floor bathroom also has a roll top bath as well as a shower cubicle.

The property has the benefit of a good-sized rear courtyard, which offers a private outdoor space for enjoying the fresh air. This area is perfect for those who appreciate a bit of outdoor living without the maintenance of a larger garden.

In summary, this house on Bevan Street West is an excellent opportunity for first-time buyers, small families, or investors looking for a property in a convenient location.

THROUGH LOUNGE/DINER

Upvc door providing access to a spacious lounge/diner, ornamental fireplace, double aspect upvc windows

KITCHEN

Range of base and wall units, single drainer sink, recess having plumbing for automatic washing machine, Baxi gas combination boiler, Upvc window.

LOBBY

Rear lobby, Upvc door to rear.





BATHROOM

Cased bath hot & cold shower mixer tap, low level w.c. sink unit, radiator, Upvc window

FIRST FLOOR

First floor and landing

BEDROOM1

Upvc window, radiator

BEDROOM 2

UPVC window, radiator, door to:



BATHROOM

Spacious first floor bathroom with an attractive roll top bath, shower cubicle, pedestal wash basin, low level w.c. Upvc window, radiator

OUTSIDE

To the front, the property abuts the pavement.

To the rear, good size enclosed courtyard with gate providing pedestrian access.

TENURE

Freehold

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

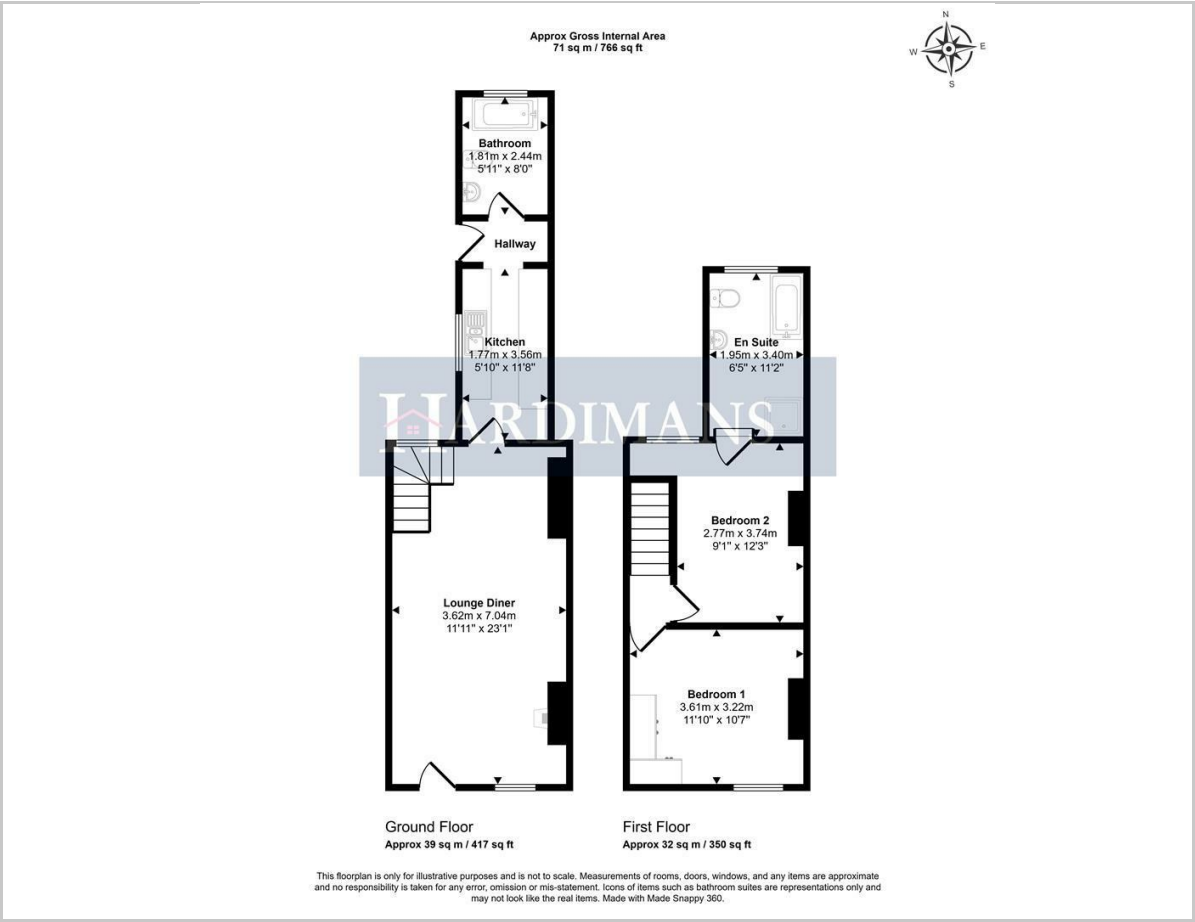
* Broadband: ULTRAFast 10000mbps

* Mobile: 02, EE, VODAFONE, THREE 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

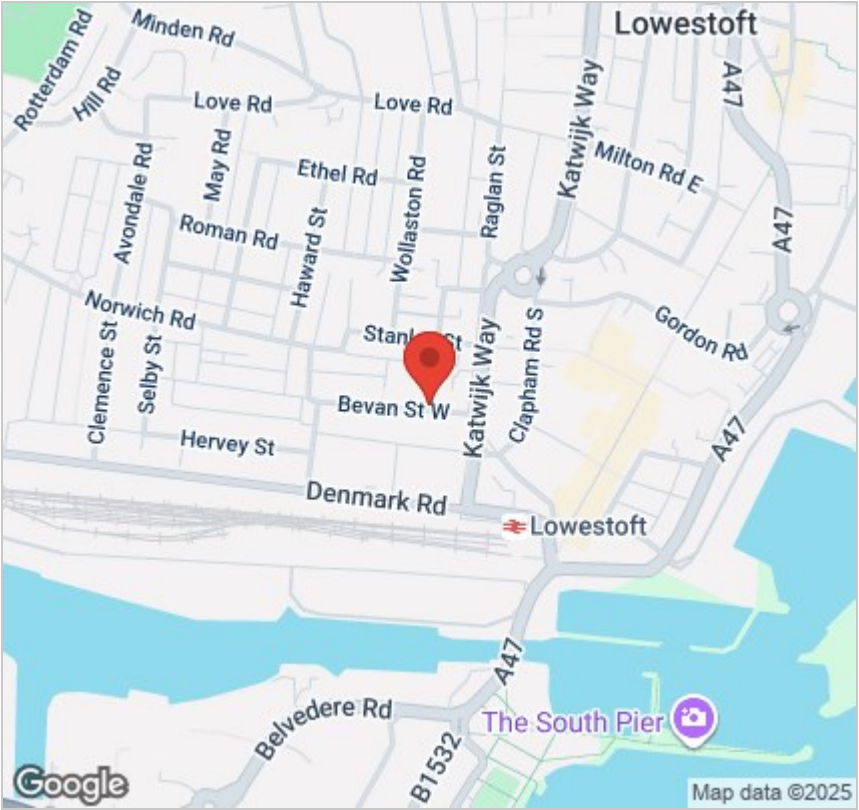


Viewing

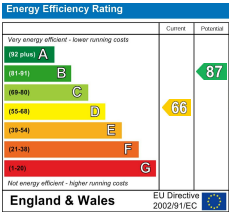
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

