



**42 Haward Street**  
, Lowestoft, NR32 2DP  
Offers Over £160,000



# 42 Haward Street, Lowestoft, Suffolk, NR32 2DP

Built in the 1950's, of modern cavity wall construction, this spacious town house provides fantastic family accommodation with 4 good size bedrooms, a generous size lounge with patio doors and a good size dining room. In addition there is a useful utility area and cloakroom.

Outside, you will find a lovely size gardens, big enough for any family. This is a very deceptive property to which an internal inspection is essential to be fully appreciated.

## Composite double glazed door to:-

### SPACIOUS ENTRANCE HALL

stairs to first floor, cupboard space under, radiator.

### GOOD SIZE LOUNGE

with radiator, upvc french doors to rear decking and garden.

### MODERN FITTED KITCHEN

in a soft white finish, single drainer sink, recess and plumbing for automatic washing machine and dishwasher, gas cooker point, tiled splash backs, upvc door and window to:-

### UTILITY

with a upvc side door and rear door, side door providing access via a passageway.

### SEPARATE WC

with low level suite.



### SPACIOUS DINING ROOM

upvc double glazed window, radiator, laminate flooring.

### STAIRS TO FIRST FLOOR AND LANDING

access to roof void.

### MASTER BEDROOM

with radiator and upvc double glazed window.

### BEDROOM 2

with radiator, upvc double glazed window.

### BEDROOM 3

radiator and upvc double glazed window.

### BEDROOM 4

radiator, upvc double glazed window, built-in cupboard housing a gas combination boiler heating domestic hot water and radiator heating system.

### SHOWER ROOM

shower cubicle with a thermostatic shower unit and overhead drencher, low level wc, vanity washbasin, fitted linen cupboard, radiator, upvc opaque glazed window.



HARDIMANS



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## OUTSIDE

To the front, easy maintenance gardens, low level brick retaining wall, side access via passageway. To the rear, good size gardens laid mainly to lawn with timber fencing, range of brick out buildings, large timber decked patio, rear gate providing pedestrian access.

## COUNCIL TAX BAND

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## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000mbps

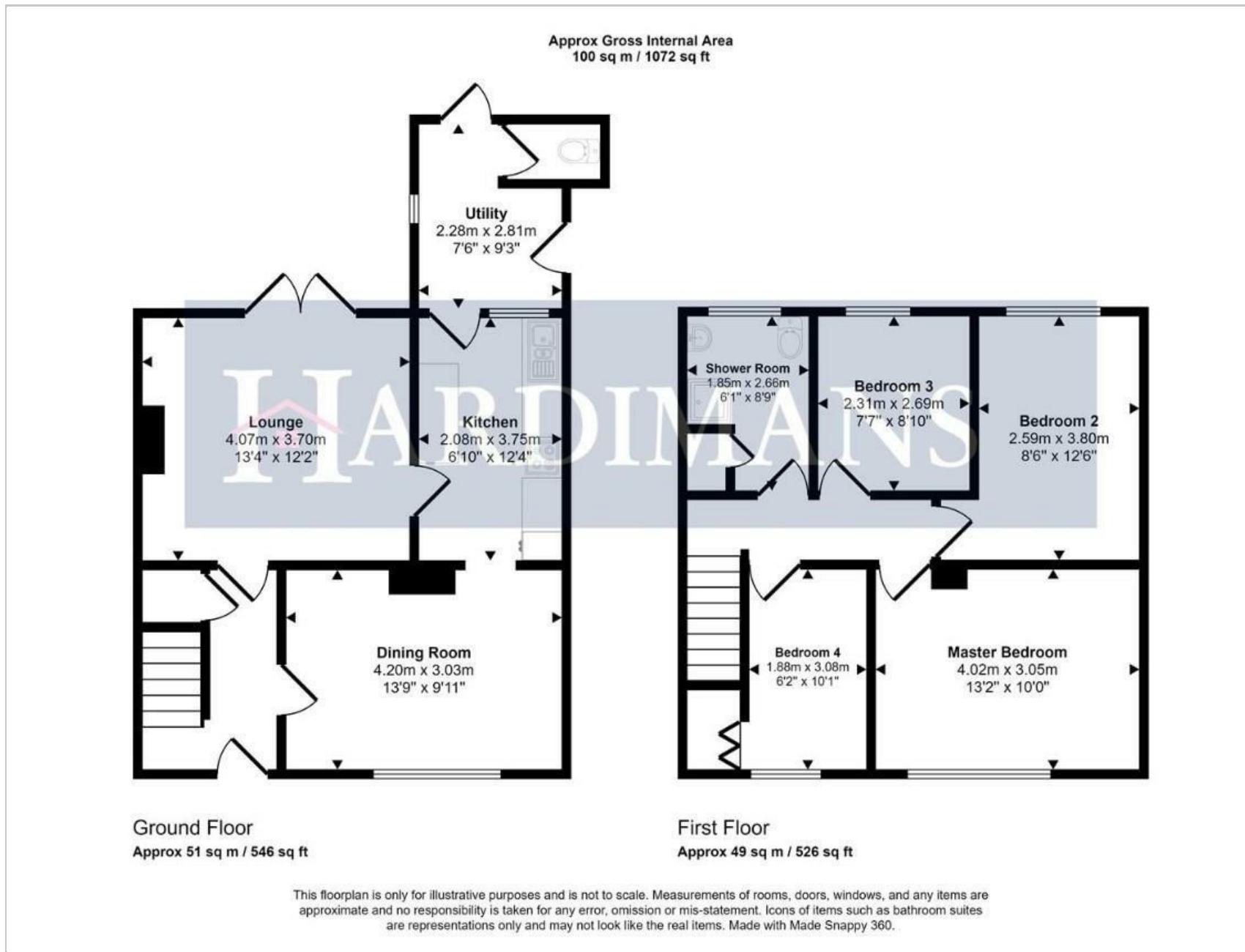
\* Mobile: EE, THREE, 02.

VODAFONE ALL LIKELY

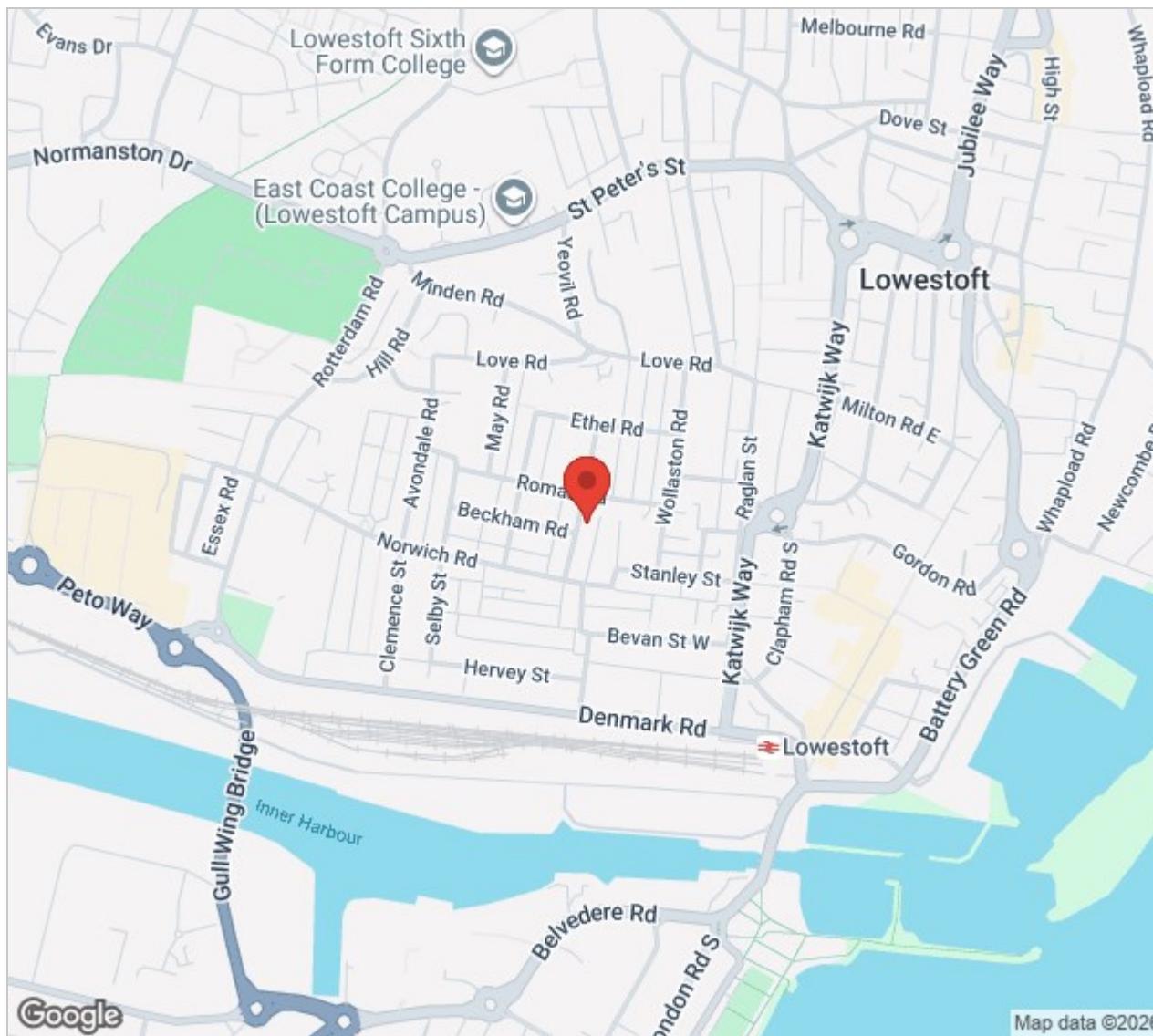
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



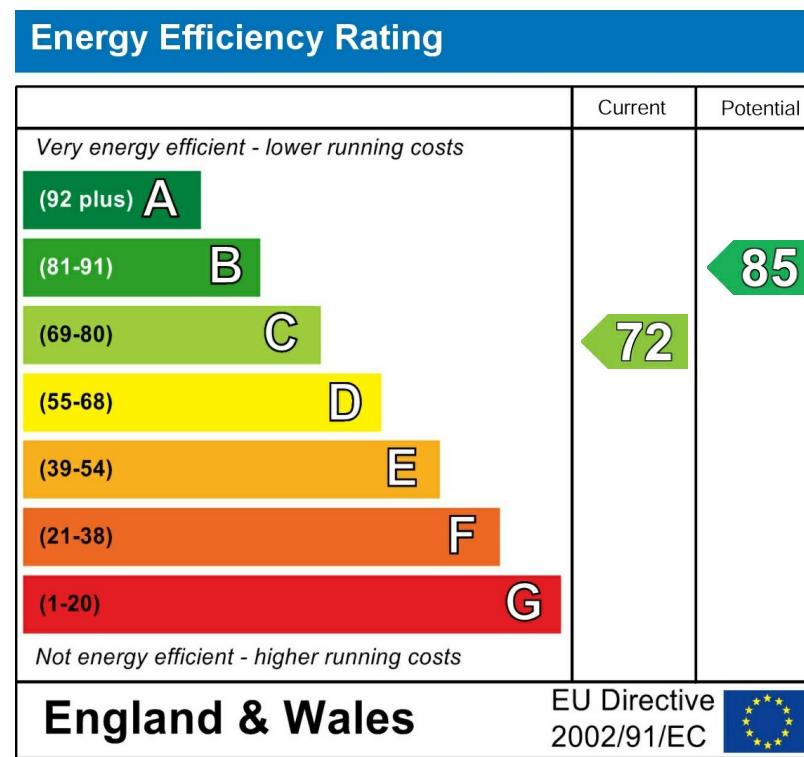
## Floor Plan



## 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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