HARDIMANS

# 91 Park Road

, Lowestoft, NR32 1SP

**Offers Over £120,000**

HARDIMANS

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# 91 Park Road, Lowestoft, NR32 1SP

Hardimans are offering this mid terraced house in Park Road which presents a unique opportunity for those seeking a project with immense potential, The property does require renovation and the opportunity to put your own stamp on it.

**PORCH**
double doors to front.

**HALLWAY**
stairs to first floor.

**SITTING ROOM/DINING ROOM**
UPVC double glaze bay windows to front aspect, UPVC double glaze window to rear aspect, coal effect fire place with tile mantle and surround and coved ceiling.

**KITCHEN**
UPVC double glaze windows to side aspect, sink with drainer, coved ceiling and built in cupboard.

**LOBBY**
Door to rear entrance.

**FIRST FLOOR LANDING**
Loft hatch.

**PRIMARY BEDROOM**
UPVC double glaze bay windows to front aspect, built in cupboard and coved ceiling.

**SECOND BEDROOM**
UPVC double glaze window to rear aspect and built in cupboard.

**OFFICE**
UPVC double glaze window to rear aspect.

**BATHROOM**
UPVC double glaze window to side aspect, low level WC, hand wash basin, bath, partial tiled to wall and storage cupboard.

**OUTSIDE**
To the front, wooden picket fence and gate with path to front door. To the rear, fully enclosed with brick wall and fencing surround and rear access gate.

**GARAGE**
Up and over door, window and access door.

**FIRST OUTBUILDING**
Brick fireplace.

**SECOND OUTBUILDING**
Storage.

**THIRD OUTBUILDING**
WC.

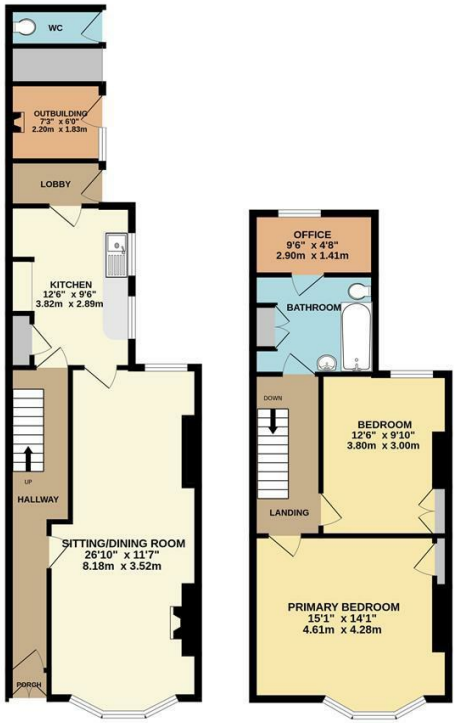
**N.B**
The property is sold as seen,

**TENURE**
Freehold

**COUNCIL TAX BAND**
B

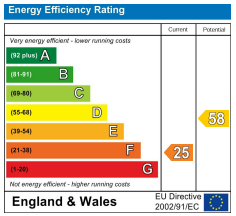
**MATERIAL INFO**
This property has:
Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Not connected (if connected could achieve speeds of Ultrafast 10000mbps)
* Mobile: 4G GOOD CONNECTION
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry 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.

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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