

HARDIMANS



23 Seago Street
, Lowestoft, NR32 2DS

Price Guide £130,000



23 Seago Street, Lowestoft, Suffolk, NR32 2DS

Located on a popular road in central Lowestoft, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a fantastic through lounge diner, providing a spacious and inviting area for both relaxation and entertaining. The modern fitted kitchen is also a stylish and functional space for culinary enthusiasts.

With three generously sized bedrooms, this home ensures ample room for everyone, whether it be for restful nights or personal pursuits. The external insulation on the main parts of the building enhances energy efficiency, making it a practical choice for those mindful of their environmental impact and utility bills. Additionally, the rear bathroom, constructed with cavity walls, adds to the overall appeal of the property.

Seago Street is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal location for those seeking a vibrant community atmosphere. This property is a wonderful blend of comfort, style, and practicality, ready to welcome its new owners. Don't miss the chance to make this lovely house your new home.

UPVC double glazed door to:-

PARTICULARLY SPACIOUS THROUGH LOUNGE/DINER

double aspect windows, upvc double glazing, central pine staircase, 2 double radiators.

MODERN FITTED KITCHEN

in a range of soft cream shaker style units, one and a half bowl sink unit, integrated dishwasher and washing machine with front decor panels, 4 burner ceramic hob, oven/grill, stainless steel extractor canopy, tiled splashbacks, fitted wall cupboards with under lighting, space for upright fridge freezer, Ideal gas combination boiler heating domestic hot water and radiator heating system, upvc opaque glazed window.

REAR LOBBY

upvc double glazed rear door, built-in store cupboard.





MODERN FITTED BATHROOM

cased bath, hot and cold, Triton instant shower unit, shower screen, washbasin, low level wc, part tiled walls, electric downflow heater, extractor fan, radiator, upvc opaque glazed window.

STAIRS TO FIRST FLOOR AND LANDING

MASTER BEDROOM

upvc double glazed window, radiator, recessed shelved area.

BEDROOM 2

upvc double glazed window, radiator, built-in cupboard, access to roof void, fully boarded with loft ladder, door to:-

SPACIOUS BEDROOM 3

upvc double glazed window, radiator.

OUTSIDE

To the front, forecourt garden To the rear, enclosed patio garden with rear gate providing pedestrian access via service road.

GENERAL NOTES

To the front and rear the property has been externally insulated. The modern single storey rear bathroom addition has been built of cavity construction and has had the addition of cavity wall insulation.

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: EE, 02, THREE, 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.

Approx Gross Internal Area
79 sq m / 847 sq ft

Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

East Coast College - (Lowestoft Campus)

Lowestoft

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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(71-81) B</p> <p>(59-80) C</p> <p>(45-58) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		76	81
England & Wales		EU Directive 2002/91/EC	