

HARDIMANS



67 Tonning Street
, Lowestoft, NR32 2AL

Guide Price £140,000



**67 Toning Street, Lowestoft,
Suffolk, NR32 2AL**

Superb family home with 4 separate bedrooms, ideally located in central Lowestoft and being within easy walking distance of both the Town Centre & the North Quay retail park. The property has been considerably improved, but still offers great potential as some works are still required to create that dream home you've always wanted.

An early viewing is highly recommended to avoid disappointment.

UPVC double glazed door to

SPACIOUS ENTRANCE HALL

radiator, stairs to first floor,

FRONT SITTING ROOM

12'0" x 11'4" (3.66 x 3.47)

upvc double glazed window, feature fireplace, laminate flooring,

DINING ROOM

11'1" x 9'1" (3.38 x 2.77)

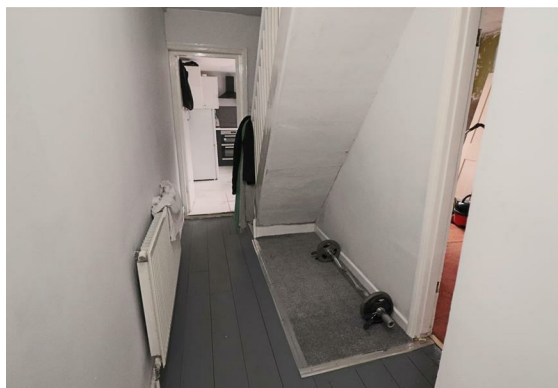
upvc double glazed window, double radiator,

KITCHEN

13'2" x 7'6" (4.03 x 2.29)

range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer, four burner ceramic hob, double oven/grill, extractor canopy, radiator, feature ceramic tiled floor, upvc double glazed window and matching side door,

**STAIRS TO FIRST FLOOR AND
LANDING**





BEDROOM 1

13'3" x 12'0" (4.06 x 3.66)
upvc double glazed window, 2 built in narrow cupboards, double radiator,

BEDROOM 2

11'0" x 9'1" (3.37 x 2.78)
upvc double glazed window, radiator,

BEDROOM 3

8'7" x 7'7" plus doorway entrance (2.64 x 2.32 plus doorway entrance)
upvc double glazed window, radiator, Ideal Logic gas boiler heating domestic hot water and radiator heating system,

BATHROOM

8'3" x 4'5" (2.52 x 1.36)
cased bath, pedestal wash basin, low level wc, radiator, upvc opaque glazed window,

STAIRS TO ATTIC BEDROOM 4

15'1" x 14'6" (4.61 x 4.43)
Dormer window with upvc double glazing, built in cupboard,

OUTSIDE

To the front, forecourt garden, brick retaining walls, external gas meters,

To the rear, enclosed gardens, concrete area, integral to the main building is a useful store room.

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

