



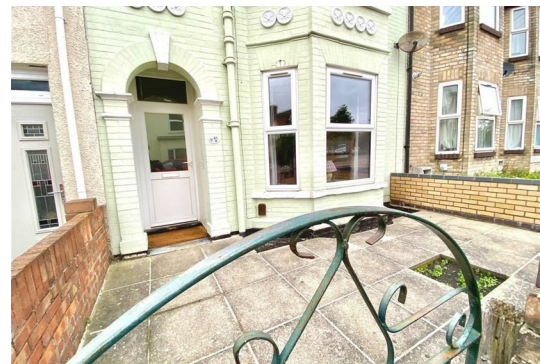
61a Haward Street

North Lowestoft, NR32 2DR

Offers Over £145,000



**** OUTSTANDING DOUBLE BAY FRONTED PERIOD PROPERTY **** Aldreds are delighted to offer this 2 bedroom family home situated in this superb North Lowestoft location being within walking distance of the town centre, railway station and award winning beach and seafront. This very well maintained property benefits triple glazing and internal wall insulation to the front ground floor. The accommodation includes Large lounge, Open plan kitchen diner ground floor WC and up to the first floor there is a full landing 2 double bedrooms and a family bathroom. There could be options to move the bathroom downstairs and create a 3rd bedroom. * Early Viewing Recommended *



Lounge 12'10" x 13'3" (3.92 x 4.06)

Fitted carpet, original covings, triple glazed bay window, external walls internally insulated, storage heater, T.V point, power points.

Hallway

Upvc entrance door, fitted carpet, storage heater, power points, galleried staircase off to the first floor.

Cloakroom

Fitted carpet, low level W.C., pedestal sink, tiled splash backs, plumbing and recess for washing machine.

Kitchen/Diner 10'7" x 12'0" (3.25 x 3.67)

Timber effect vinyl flooring, full range of modern kitchen units, extended roll top work surfaces, double stainless steel sink with single drainer, recess for white goods including plumbing for dishwasher & washing machine, electric cooker point, stainless steel splash back, further tiled splash backs, storage heater, ample space for a family sized dining table and chairs, Upvc window, Upvc door leading to the rear courtyard.

Outside

Outside To The Front

There is a fully enclosed front garden with footpath leading to front door.

Outside To The Rear

There is a right of way across the courtyard garden.

First Floor

Full sized split level galleried landing, coved ceiling, power points, loft access leading to insulated loft space.

Bedroom 1 11'5" x 13'5" (3.49 x 4.11)

Fitted carpet, coved ceiling, Upvc bay window, power points, storage heater.

Bedroom 2 10'11" x 11'7" (3.33 x 3.55)

Fitted carpet, coved ceiling, Upvc window, power points, storage heater, full length airing cupboard.

Family Bathroom

Fitted carpet, white modern bathroom suite comprising of a shower set over a panel bath, low level W.C., pedestal sink, half tiled walls, Upvc window, wall mounted electric heater.

Services

- Council Tax Band A
- Mains Water And Drainage
- Mains Electricity
- Freehold

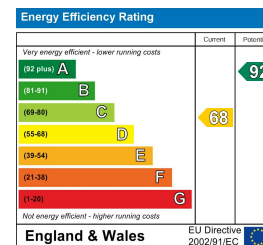
Area Map



Floor Plans



Energy Efficiency Graph



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