



**Aldreds**  
Estate Agents



## 27 Clemence Street

Lowestoft, NR32 2JJ

Offers Over £149,995



\*\*\* 3 SEPARATE BEDROOMS \*\*\* Superb family home, with all amenities near by. This spacious home has versatile accommodation including spacious lounge, Fitted kitchen and utility room, To the first floor there is a gallery landing with 3 separate bedrooms and the family bathroom. The rear garden is laid to lawn and has ample space for families. Benefits also include gas central heating and Upvc windows. A great property set at a realistic asking price \*\*\* EARLY VIEWING ADVISED \*\*\*





### Lounge 14'7" x 16'4" (4.46 x 4.99)

Fitted carpet, Upvc window, radiator, power points, T.V point, galleried staircase off to the first floor, under stair recess.

### Kitchen 9'8" x 9'8" (2.97 x 2.95)

Ceramic tiled flooring, a range of high white gloss fitted kitchen units, extended roll top work surfaces, tiled splash backs, inset stainless steel oven with matching 4 burner gas hob, stainless steel extraction cooker hood, stainless steel sink with single drainer, Upvc window, space for fridge/freezer, radiator.

### Utility Area

Ceramic tiled flooring, recess for white goods, plumbing for washing machine, Upvc door to rear garden.

### First Floor

There is a galleried landing with a fitted carpet, coved ceiling.

### Bedroom 1 10'0" x 11'2" (3.06 x 3.42)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point.

### Bedroom 2 10'0" x 9'9" (3.07 x 2.99)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

### Bedroom 3 6'7" x 6'0" (2.01 x 1.84)

Fitted carpet, Upvc window, power points, radiator.

### Family Bathroom

Timber effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level W.C with enclosed cistern , part tiled walls, extractor fan, Upvc window.

### Outside

#### Outside To the Front

There is an enclosed front garden laid to lawn with footpath leading to front door.

#### Outside To The Rear

There is a spacious lawned garden with timber and felt garden shed, pedestrian rear access, all enclosed by high fencing.

### Services

Council Tax Band A

Mains Water And Drainage

Mains Electricity And Gas

Freehold

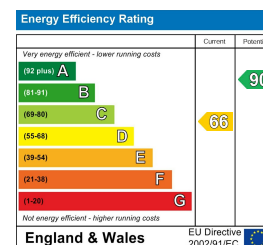
## Area Map



## Floor Plans



## Energy Efficiency Graph



### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA