



33 The Hemplands

Lowestoft, NR32 1JN

Price Guide £110,000



Aldreds are delighted to offer this superb 2 bedroomed mid terraced property situated in this very desirable North Lowestoft location being within walking distance of all local amenities and the beach. The property benefits from spacious versatile accommodation including 2 reception rooms, kitchen and utility area. To the first floor there are 2 double bedrooms and a family bathroom. There is a spacious rear garden allowing ample space for outside entertainment and further to the rear there is a public parking area giving the opportunities for off road parking. There are also the benefits of gas fired central heating and Upvc double glazing and early viewing is recommended. Ideal family home. No Chain.



Entrance Porch

Upvc entrance door.

Lounge 10'11" x 11'5" (3.35 x 3.50)

Upvc window, power points, wall mounted gas fire, radiator.

Inner Hallway

Fitted carpet, stairs off to the first floor.

Dining Room 11'5" x 11'4" (3.49 x 3.47)

Upvc window, power points, radiator, full length under stair walk in cupboard.

Kitchen 9'11" x 6'10" (3.04 x 2.09)

Range of fitted kitchen units, recess for all white goods including plumbing for washing machine, stainless steel sink with single drainer, roll top work surfaces, tiled splash backs, Upvc window, Upvc door.

Utility Room 7'10" x 4'3" (2.40 x 1.32)

Fitted carpet tiles, Upvc windows, recess for white goods (would be ideal for conversion to ground floor bathroom or W.C)

Outside

Outside to the front there is a pathway leading to the front door.

Outside to the rear there is a spacious garden fully enclosed by high walls and fencing, vehicular rear access with a public car parking area giving the options for off road parking.

First Floor

Small landing with fitted carpet.

Bedroom 1 10'7" x 11'6" (3.23 x 3.51)

Newly fitted carpet, radiator, power points, Upvc window, full length storage cupboard/wardobe.

Bedroom 2 11'1" x 11'9" (3.38 x 3.60)

Upvc window, radiator, power points, T.V point, door leading to family bathroom.

Family Bathroom

Fitted bathroom flooring, white bathroom suite comprising panel bath, low level W.C, pedestal sink, fully tiled shower cubicle, fully tiled walls, heated towel rail, Upvc window.

Tenure - Freehold

Council Tax Band A

Services - Mains Gas - Electricity - Drains

Auctioneers Comments

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.

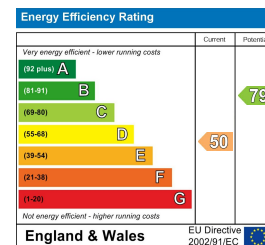
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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