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**£135,000**



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## 51 Tanning Street Lowestoft, NR32 2AN

- EXCELLENTLY PRESENTED
- CHAIN FREE
- FRESHLY DECORATED
- IDEAL INVESTMENT OR FIRST TIME BUY
- GAS CENTRAL HEATING
- LARGE LOUNGE THRU DINER
- CONTEMPORARY KITCHEN
- PLEASANT TOWN CENTRE LOCATION
- DOUBLE GLAZING THROUGHOUT
- EPC C

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## GROUND FLOOR

### Lounge 14' 6" x 11' 11" (4.43m x 3.63m)

Open plan to your Dining area, this room is over 23ft long. Freshly decorated in white with a recently fitted carpet, there's also a radiator and uPVC sealed unit double glazed window and front door.

### Dining Area 8' 11" x 11' 10" (2.73m x 3.60m)

The perfect space for a family dining suite, the recent carpet extends here, there's a radiator and your staircase leads you up to all first floor rooms. A door leads you in to your ...

### Kitchen Breakfast Room 12' 2" x 11' 6" (3.70m x 3.50m)

Fresh, modern and contemporary, this larger style Kitchen features a range of base and wall units fitted to three walls complete with white gloss handleless doors and drawers and contrasting worktop over. A really neat breakfast bar has been created and integrated appliances include a recent new oven and grill, ceramic hob and extractor over. There's a stainless steel sink and drainer located under the uPVC sealed unit double glazed window. Other features include french doors leading outside, vinyl flooring and radiator.

## FIRST FLOOR

### Master Bedroom 12' 0" x 11' 1" (3.65m x 3.37m)

Located at the front of the property, this room has a fitted carpet, fresh white decor, a uPVC sealed unit double glazed window and radiator.

### Bedroom 2 9' 7" x 8' 11" (2.92m x 2.73m)

A good size bedroom two also featuring a fitted carpet, radiator and uPVC sealed unit double glazed window. A door leads in to ...

### Bathroom 11' 10" x 6' 1" (3.60m x 1.85m)

Wow, the perfect place to visit first thing in the morning and last thing at night. A four piece suite comprising of a panel bath, low level loo, pedestal sink and super corner shower cubicle. There's an opaque uPVC sealed unit double

glazed window, vinyl flooring, radiator and cupboard housing the combi boiler.

## OUTSIDE

### Rear Garden

An enclosed Courtyard style Garden complete with rear access gate

### Council Tax

East Suffolk Band A

## SUMMARY

This property has had a recent professional refurbishment with all upgraded floor coverings, some replastered walls, completely redecorated throughout and that Kitchen and Bathroom to die for. To book your viewing call us now on the numbers on page one.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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# SPACIOUS, MODERN CONTEMPORARY TWO BED FAMILY HOME

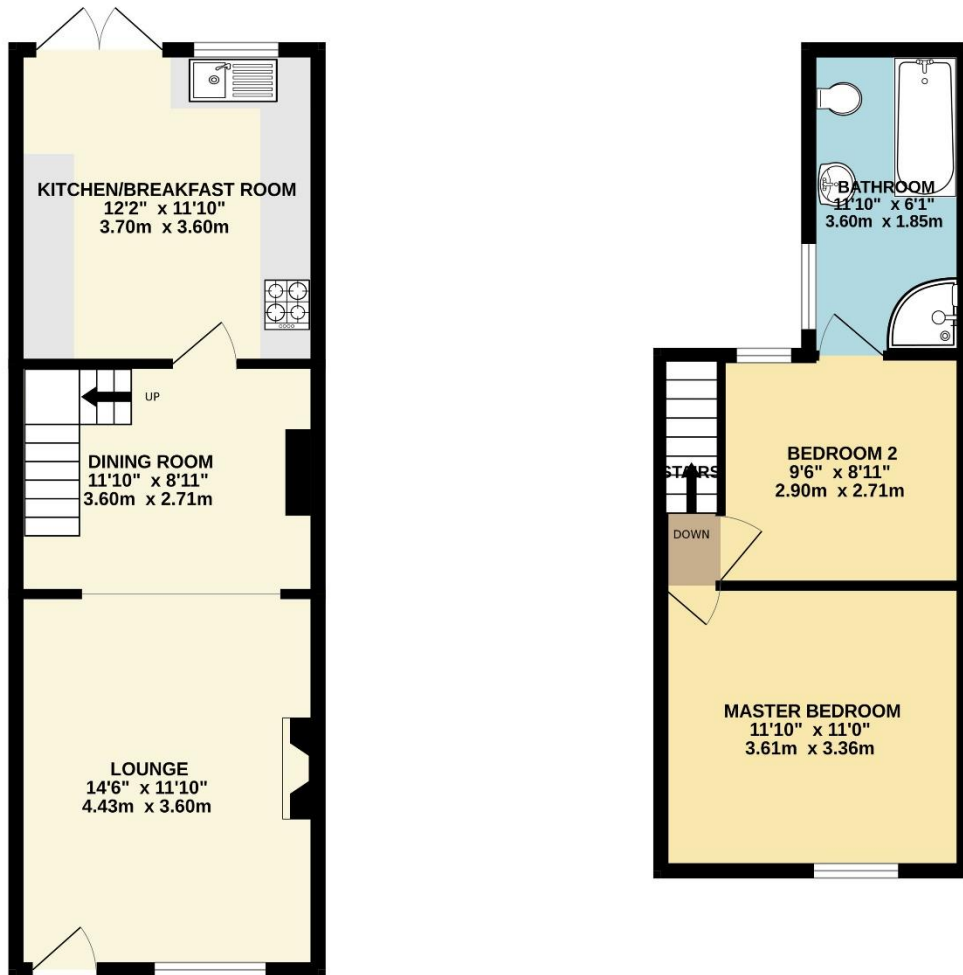
Refurbished throughout, this beautiful Victorian two Bedroom end of terrace house in a popular residential area of Lowestoft offers an abundance of living space. Your accommodation comprises of a large Open-Plan Lounge Diner, freshly decorated and recently fitted floor coverings and a recent new modern fitted Kitchen on the ground floor, while upstairs, two double Bedrooms and Bathroom. The also includes the usual creature comforts of gas central heating and double glazing and a rear courtyard garden.

## IDEAL FIRST TIME OR INVESTMENT BUY

### LOCATION AND AMENITIES

Tonning Street sits a stones throw away from Lowestoft town centre which offers excellent shopping, the Marina Theatre and the Wetherspoons Bar and Restaurant. The property is situated close to Lowestoft train and bus stations making the towns of Beccles, Ipswich and the cities of Norwich and London easily accessible. Good schools, public transport, award-winning beaches and the stunning Suffolk countryside are all close by.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



51 TONNING STREET, LOWESTOFT

TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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