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**£95,000**



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## **24 Maidstone Road Lowestoft, NR32 2AZ**

- **SOME MODERNISATION REQUIRED**
- **EPC TBA**
- **LOUNGE OFF HALLWAY**
- **GAS CENTRAL HEATING**
- **TWO DOUBLE BEDROOMS**
- **LOFT CONVERSION AVAILABLE**
- **TWO RECEPTION ROOMS**
- **PLEASANT RESIDENTIAL AREA**
- **REAR GARDEN**
- **IDEAL DEVELOPMENT OPPORTUNITY**

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Through the front door into the Hallway. There's a radiator, your stairs lead up to all first floor rooms and doors lead off to your Dining Room and ...

#### Lounge 11' 11" x 9' 10" (3.63m x 3.00m)

A large single glazed window to front aspect and radiator.

#### Dining Room 13' 3" x 10' 11" (4.03m x 3.32m)

Central to the property, your Dining Room features french doors to rear Courtyard, understair cupboard, fireplace and radiator.

#### Kitchen 12' 4" x 7' 0" (3.77m x 2.13m)

A good size galley style Kitchen with single glazed window, base and wall units, tiled floor and central heating boiler. An opening leads you in to your ...

#### Rear Lobby

The link between your Kitchen and Bathroom is your Lobby. Your back door is located here leading you out to your rear Garden.

#### Bathroom 7' 11" x 6' 5" (2.41m x 1.95m)

A restoration has begun in the bathroom with fresh tiled walls and a suite comprising of a panel bath, vanity sink and low level WC. A frosted window and radiator also featured.

### FIRST FLOOR

#### Landing

At the top of the stairs, a rather unusual space has been created on the Landing. Doors lead off to your double Bedrooms, however a stair space has been created in order to develop a loft room if required. The loft is ready to make an extra Bedroom or living space.

#### Master Bedroom 13' 3" x 9' 10" (4.03m x 3.00m)

Located to the front of the property and running the full width of the property is your Master Bedroom. A window to front aspect, radiator and large 'over stair' storage space also included.

#### Bedroom 2 13' 3" x 11' 0" (4.03m x 3.35m)

Another good size double with a window and radiator. A door leads you to your ...

#### Bedroom 3 12' 4" x 7' 1" (3.76m x 2.15m)

Another good size room including a window and radiator.

### OUTSIDE

To the front a small walled area while to the rear a good size rear Garden, enclosed by fence with a gate for rear access, mainly laid to lawn with a timber decked area.

### Council Tax

Band A

### SUMMARY

A good example of a larger style terraced house not far from the town centre requiring updating and modernisation. Call us to view.



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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# REQUIRING SOME TLC - 3 BEDROOMS - 2 RECEPTION ROOMS

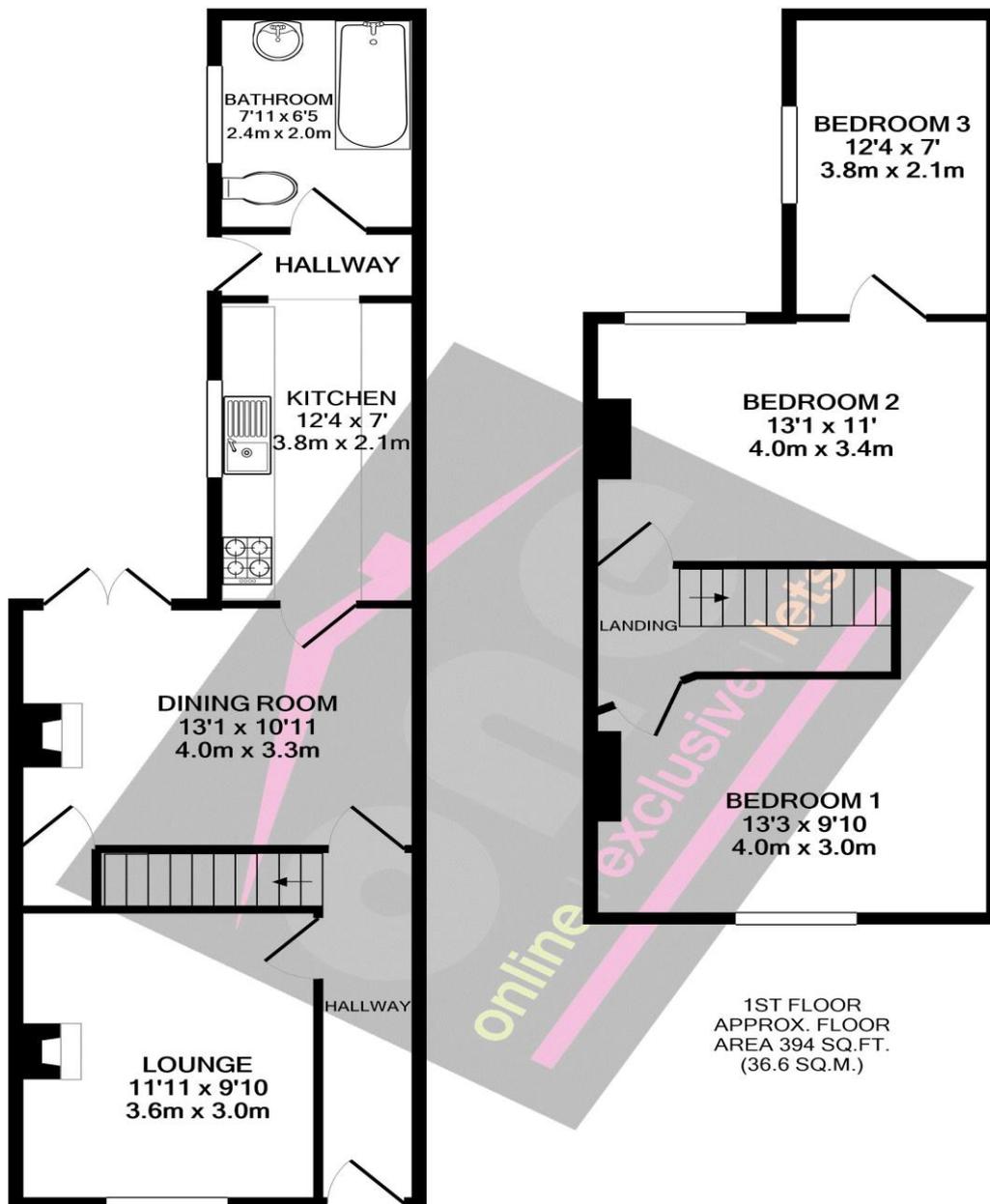
This mid terraced property requiring some modernisation is offered for sale. Your accommodation comprises of a Lounge off the Entrance Hall, Dining Room, Kitchen and Bathroom on the ground floor, while upstairs two double Bedrooms, a single plus access to the loft which could be developed further. Garden to rear.

## LOFT ROOM DEVELOPMENT STARTED

### LOCATION AND AMENITIES

Located on the very popular Maidstone Road in central Lowestoft, number 24 is set convenient for a number of amenities including schools, convenience stores and a short walk away is the town centre of Lowestoft with all its hustle and bustle and major High Street shops. Lowestoft's stunning sandy beach and railway station are local and road links to Oulton Broad, Great Yarmouth and Norwich on your doorstep.

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



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

**24 MAIDSTONE ROAD, LOWESTOFT**  
TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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