HARDIMANS



18 Middle Way
, Lowestoft, NR32 4JY
Offers Over £200,000

HARDIMANS

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18 Middle Way, Lowestoft, Suffolk, NR32 4JY

A two bedroom semi-detached bungalow in the sought after Gunton area of North Lowestoft within walking distance of Lowestoft North Beach. The property offers a large rear garden, ample off street parking along with a garage. Offered with no onward chain.

PORCH
uPVC double glaze door to front access and uPVC double glaze frosted windows to front and side aspect.

HALLWAY
Loft hatch, storage cupboard and radiator.

RECEPTION
uPVC double glaze windows to front and side aspect, fireplace, radiator and coved ceiling.

KITCHEN
uPVC double glaze window to side aspect, uPVC double glaze window into garden room/utility room, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer with tile splash back, built in storage cupboard, radiator and coved ceiling.

UTILITY ROOM/GARDEN ROOM
uPVC double glaze door to rear access, uPVC double glaze windows to rear and side aspects, Baxi boiler to wall and cupboard.

BATHROOM
uPVC double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with electric shower above, radiator and coved ceiling.

BACK BEDROOM
uPVC double glaze window to rear aspect, radiator and coved ceiling.



















FRONT BEDROOM
uPVC double glaze window to front aspect, radiator and coved ceiling.

OUTSIDE
To the front, fully enclosed with access gate, driveway to garage, lawn and patio area. To the rear, mainly laid to lawn with patio areas and access gate to driveway.

GARAGE
with up and over door

TENURE
Freehold

COUNCIL TAX BAND
B








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MATERIAL INFO

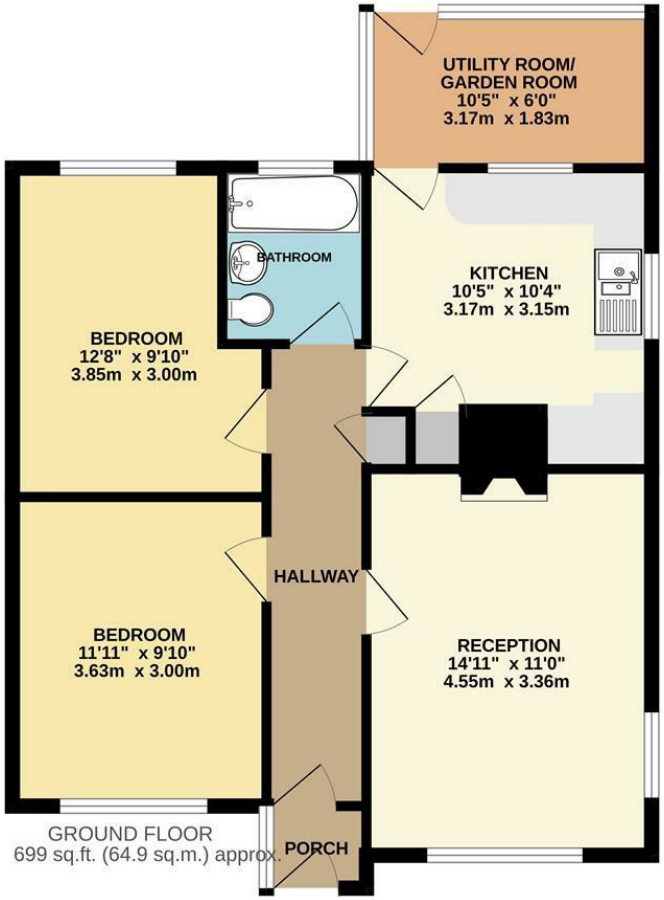
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 2000mbps
* Mobile; 02, THREE, EE, VODAFONE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.



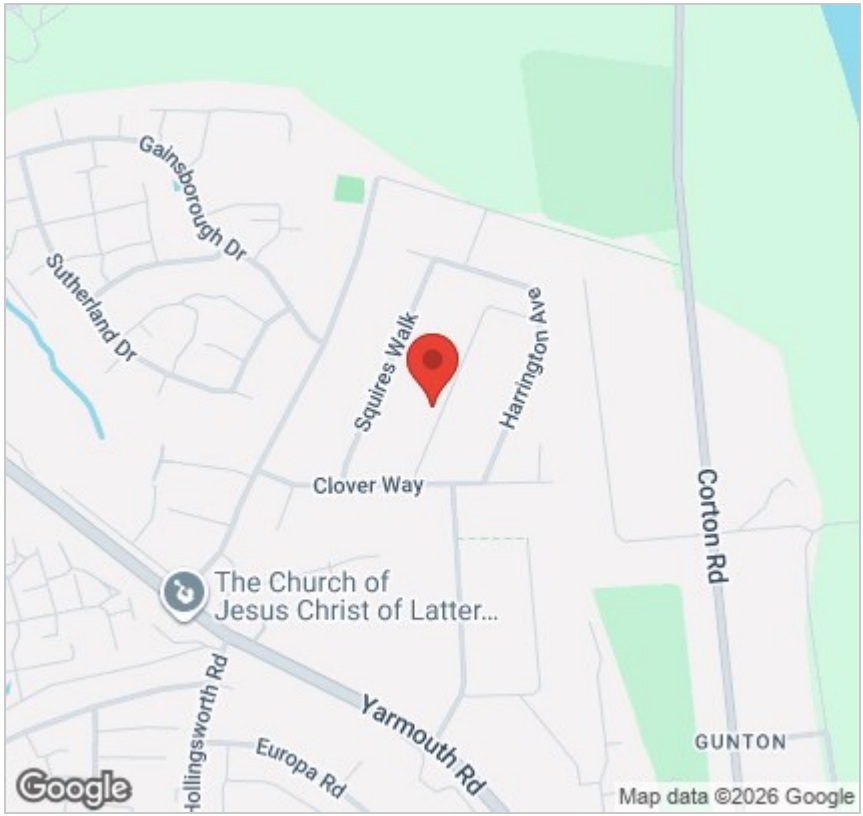
Floor Plan



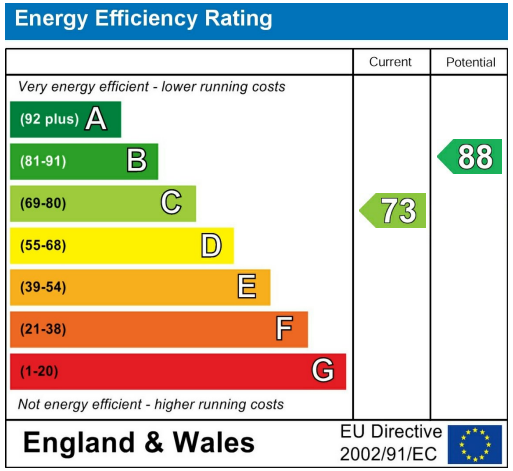
TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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