



49 Topping Street, Lowestoft

Guide Price £125,000



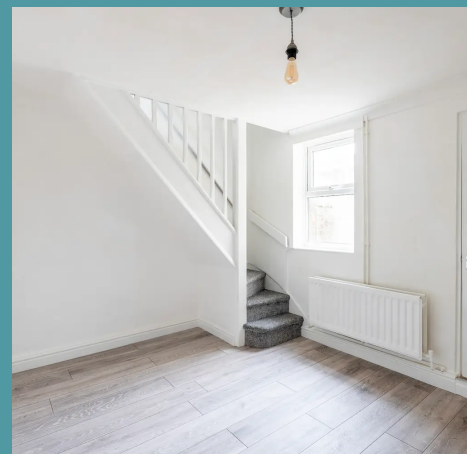
# 49 Toning Street

## Lowestoft

Find comfortable living in this mid-terrace home, perfect for first time buyers or an investment purchase. Sitting in the seaside town of Lowestoft, in close proximity to all local amenities and natural surroundings. Its accommodation consists of two reception rooms, a kitchen, two bedrooms and a bathroom. Externally you will find on-road parking and a low maintenance courtyard.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



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Step inside where you are instantly greeted by two reception rooms, for you to showcase your comfortable furniture and dining set-up, encouraging gatherings with loved ones. The kitchen is fitted with units and appliances to be able to cook your favorite meals. Offering plenty of storage space and under-counter areas for your laundry essentials.

Heading upstairs you will find two bedrooms, designed to offer you relaxation and privacy. The bathroom comprises of a three piece suite, accommodating all family members and guests.

At the front of the property is on-road parking available, with access to your entrance door. At the rear is a low maintenance courtyard, which is fully enclosed so you can enjoy in seclusion.

### AGENTS NOTES

We understand that this property is freehold.

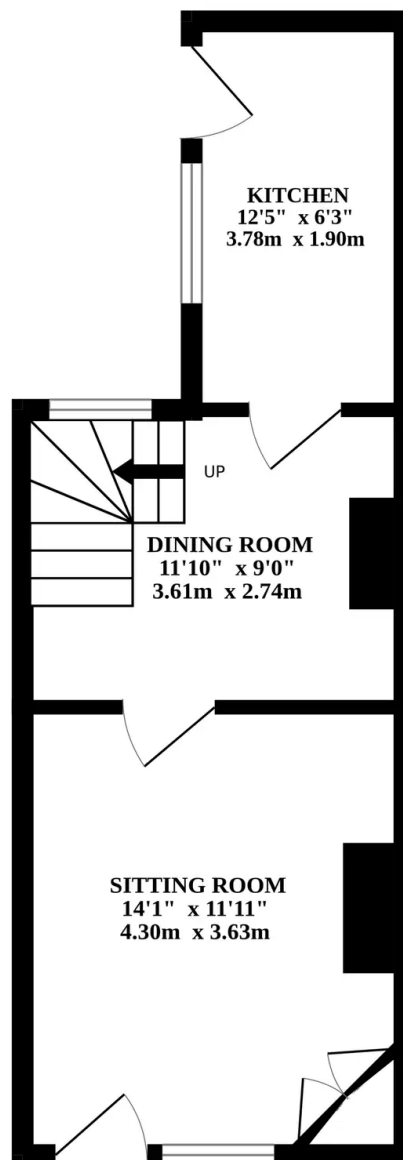
Heating system - Gas Fired Central Heating

Council Tax Band: B

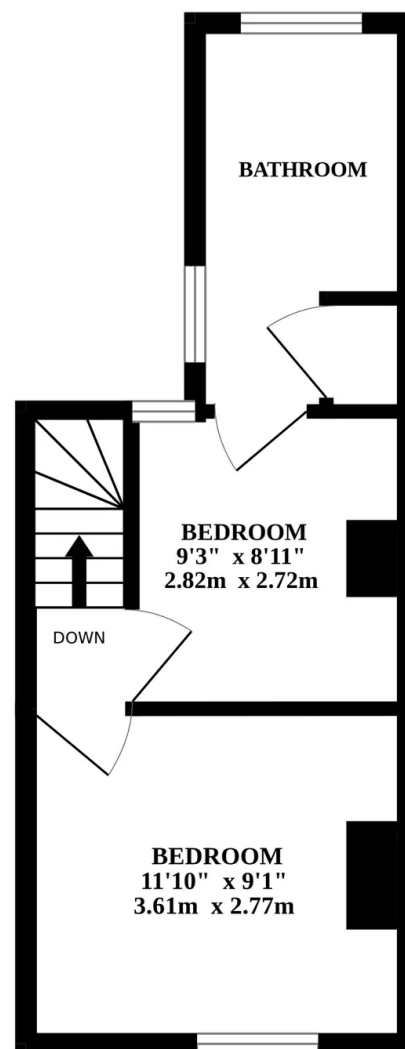




GROUND FLOOR



1ST FLOOR



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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