



42 High Street
Lowestoft
NR32 1HZ

Phone: 01502 502061

Email: properties@shawsoflowestoft.co.uk

www.shawsoflowestoft.co.uk



PROPERTY DESCRIPTION:

A 2 bedroom property with sea views that has been refurbished to provide a modern kitchen and bathroom and is situated near Lowestoft's historic lighthouse. The property is in good condition and comprises: Entrance hall, lounge, modern kitchen, bathroom, gas heating to radiators, double glazed windows, parking space, communal garden and a sea view.

The Anchorage
Whapload Road
Lowestoft NR32 1XL

£96,950



This Property Is Leasehold:

The vendor(s) advise us that the current service charge is £50 per month. This includes building insurance and communal gardening.

Agents Note:

The vendor advises us that there is a 99 year lease created 1993, so there is approximately 74 years left to run

ACCOMMODATION

Front Door To:

Entrance Hall:

Radiator, telephone point, textured ceiling

Lounge/Dining Room: 14' 7" x 11' 10" (4.45m x 3.60m)

Double glazed window to front, radiator, television point, telephone point, textured ceiling

Modern Kitchen: 10' 2" x 8' 11" (3.10m x 2.73m)

Modern kitchen comprising: Sink and drainer with mixer tap cupboard below, further range of eye and base units, work tops, 4 ring electric hob, filter above, oven below, integral washing machine, fridge and freezer, radiator, boiler for gas heating to radiators, part tiled walls, toiled floor, double glazed window to rear

Stairs To First Floor Landing:

Double glazed window to rear, loft access, storage cupboard, textured ceiling

Bedroom 1: 13' 3" x 8' 11" (4.03m x 2.71m)

Double glazed window to front with sea view, radiator, textured ceiling

Bedroom 2: 13' 3" x 6' 5" (4.03m x 1.95m)

Double glazed window to rear, radiator, textured ceiling, access to insulated loft space

Modern Bathroom:

Modern bathroom comprising: panel enclosed bath, shower, low level W.C, wash hand basin, storage cupboard, recessed lights, radiator/towel rail, tiled walls, double glazed window

Outside:

Communal Gardens:

Lawn

Communal Parking Area:

To the rear is a parking area with allocated parking for 1 vehicle



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		91
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	50		(39-54) E	44	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

PLEASE NOTE – Shaws of Lowestoft for themselves and for the Vendors of this property whose Agents they are, give notice that: These Particulars do not constitute any part of an offer or Contract. (2) All statements contained in these Particulars as to this property are made without responsibility on the part of Shaws of Lowestoft or the vendor. (3) None of those statements contained in these Particulars are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars. (5) The Vendor does not make or give, and neither Shaws of Lowestoft nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this Property