





# welcome to

# **Windsor Road, Lowest oft**

William H Brown are pleased to present this five bedroom mid-terraced house located in a fantastic area of Lowestoft. This family home benefits from spacious rooms throughout, plenty of character and a huge amount of potential.













William H Brown are pleased to present this five bedroom mid-terraced house located in a fantastic area of Lowestoft. This family home benefits from spacious rooms throughout, plenty of character and a huge amount of potential. The property boasts five well sized bedrooms located across the three floors. This property would make an ideal family home as it's a short walk from the award winning sandy beaches, schools and local amenities. Call William H Brown today to arrange a viewing!

#### **Entrance Hall**

Storage cupboard, radiator.

#### Cloakroom

WC, wash hand basin.

## Lounge

 $15' \times 15' 9"$  (  $4.57m \times 4.80m$  ) Window to front and side aspect, fireplace, carpet, radiator, TV point.

### **Dining Room**

11' 9" x 16' 9" ( 3.58m x 5.11m ) Window to rear aspect, fireplace, radiator, carpet.

#### Kitchen

15' x 12' 8" ( 4.57m x 3.86m )

Window to rear aspect, fitted kitchen with a range of wall and base units, TV point, tiled flooring, plumbing for washing machine, storage cupboard, sink and drainer.

## Landing

Carpet, storage cupboard.

#### **Bedroom One**

11'  $4" \times 7'$  9" (  $3.45m \times 2.36m$  ) Window to front and side aspect, TV point, carpet.

#### **Bedroom Two**

15' x 14' (4.57m x 4.27m) Window to rear aspect, TV point, carpet.

## **Bedroom Three**

11' 9" x 15' 9" (  $3.58m \times 4.80m$  ) Window to front aspect, TV point, carpet.

#### **Bedroom Four**

12' 8"  $\times$  11' 9" (  $3.86m \times 3.58m$  ) Window to rear aspect, TV point, carpet, radiator.

#### **Bedroom Five**

13' 1"  $\times$  21' 6" (  $3.99m \times 6.55m$  ) (Loft room) Window to rear and side aspect, TV point, carpet.

#### **Bathroom**

Window to rear aspect, wash hand basin, WC, tiled flooring, radiator, bath.

#### Outside

To the front of the property there is a small courtyard garden. To the rear there is also a courtyard garden with a brick built storage outbuilding and rear access.





## welcome to

# Windsor Road, Lowestoft

- \*\*NO CHAIN\*\*
- **Five Bedrooms**
- Well Presented
- **Loft Conversion**
- Sought After Location

Tenure: Freehold EPC Rating: E

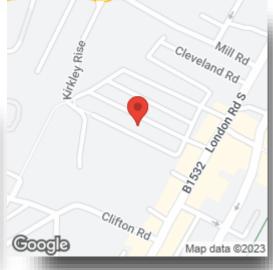
offers in excess of

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW105995



Property Ref: LOW105995 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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