



**Melbourne Road, Lowestoft NR32 1SR**



**welcome to**

**Melbourne Road,Lowestoft**

William H Brown are pleased to present this END-TERRACED HOUSE in convenient NORTH LOWESTOFT location. This property offers Two Bedrooms, a lounge, Kitchen and Dining Room. An ideal INVESTMENT OPPORTUNITY with the property sold with tenant in situ.



**William H Brown are pleased to present this END-TERRACED HOUSE in a convenient NORTH LOWESTOFT location. Situated near local amenities such as fish and chips, pubs and restaurants and leisure facilities such as gyms and a bowling alley; means there is a great deal to entertain on the doorstep. The Lowestoft High Street is within a five minute drive. In addition South side of the bridge you can access Lowestoft's award winning beaches and the Cinema. The connection of A roads means that Great Yarmouth, Southwold and Norwich are all easily commutable.**

**This property offers Two DOUBLE Bedrooms, a Lounge, Kitchen, Dining Room, Bathroom. All decor is light and gives the property a modern and airy vibe. Recent renovations such as the addition of new doors has given the property a more contemporary touch. An ideal INVESTMENT OPPORTUNITY with the property being sold with TENANT IN SITU. Please call us today for further details and to schedule in a viewing on 01502 585998 !**

## **Ground Floor**

### **Lounge**

17' 8" x 11' 1" ( 5.38m x 3.38m )  
Double glazed window to front and rear aspect, radiator, TV point, carpet.

### **Dining Room**

11' 1" x 10' 8" Into Recess ( 3.38m x 3.25m Into Recess )  
Double glazed window to front aspect, radiator, carpet flooring.

### **Kitchen**

9' 3" x 7' 8" Max ( 2.82m x 2.34m Max )  
Double glazed window to side aspect, Partially tiled walls, Fitted kitchen base units with work surfaces, Sink and drainer unit, Electric oven, Gas hob, Plumbing for washing machine and dishwasher, Vinyl flooring.

## **Inner Hallway**

### **Cloakroom**

Tiled walls, Toilet, Vinyl flooring.

## **First Floor**

### **Bedroom 1**

10' 10" x 15' 5" ( 3.30m x 4.70m )  
Double glazed window to side aspect, Built in wardrobes, Radiator, TV Point, Carpet.

### **En Suite**

Double glazed window to side aspect, Partially tiled walls, Radiator, Panel bath, Toilet, Wash hand basin, Central heating boiler, Carpet flooring.

## **Bedroom 2**

12' 9" Into Recess x 11' 1" ( 3.89m Into Recess x 3.38m )  
Double glazed window to front aspect, Radiator, Carpet flooring.

## **Outside**

Rear access.

## **Rear Garden**

Share rear access leading to rear of property.



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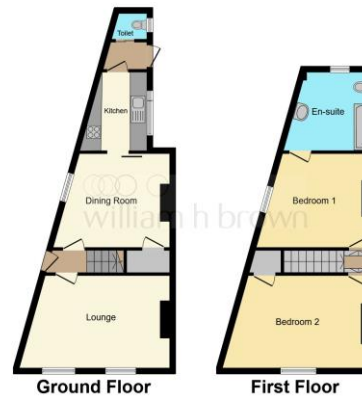
welcome to

## Melbourne Road, Lowestoft

- End Terraced House
- Two Bedrooms
- \*\*Investors Only\*\*
- Two Reception Rooms
- North Lowestoft Location

Tenure: Freehold EPC Rating: E

# £120,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107001 - 0010

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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