



Cambridge Road, Lowestoft NR32 1TE

welcome to

Cambridge Road, Lowestoft

William H Brown are delighted to present this TWO bedroom Mid-terraced property on Cambridge Road, Lowestoft; being within easy walking distance to the town centre. Benefiting from two reception rooms, kitchen, rear lobby with shower room, two decent sized bedrooms and a family bathroom.



William H Brown are delighted to present this CHAIN FREE Two bedroom Mid-terraced property on Cambridge Road, Lowestoft. Being within easy walking distance to the town centre making it conveniently situated to access a range of amenities. This property is ideal for investors or first time buyers who are looking to prominently place their own mark on the property, with potential for a bespoke kitchen and downstairs cloakroom to be fitted.

The accommodation comprises of a spacious lounge with Bay style window, a separate dining room which is ideal for entertaining guests with following though to the kitchen area. A rear lobby leads to a fully tiled shower room. The property benefits from newly fitted windows and a new boiler also. On the first floor, the property offers two good sized bedrooms with feature fireplaces and one leading to the family bathroom.

Outside, to the rear of the property is a low maintenance enclosed garden with brickweave patio ideal for appreciating a summers day sat outside.

Please call William H Brown Lowestoft on 01502 585998 today to schedule in your viewing TODAY to avoid missing out!

Accommodation



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Ground Floor

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed Bay style window to front aspect, Door to stairs leading to first floor landing and dining room, Radiator, Carpet flooring.

Dining Room

11' 4" x 11' (3.45m x 3.35m)

Double door leading to rear garden, Wooden stairs lead to first floor landing, Door leading to kitchen, Built in under stairs cupboard, Radiator, Wooden flooring.

Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to side aspect, Access to rear lobby, Partially tiled walls, Fitted bottom kitchen units, Radiator, Tiled flooring.

Rear Lobby

Door leading to garden, Tiled flooring.

Shower Room

Single glazed window to side aspect, Fully tiled walls, Toilet, Wash hand basin, Shower overhead, Radiator, Tiled flooring.

First Floor

Bedroom 1

11' 5" x 11' (3.48m x 3.35m)

Double glazed window to rear aspect, Access to bathroom, Feature fireplace, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 11" x 11' (3.63m x 3.35m)

Double glazed window to front aspect, Feature fireplace, Built in storage, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head shower and shower screen, Towel rail, Radiator, Tiled effect flooring.

Outside

Front Garden

Brick wall to front aspect, Raised steps to Double glazed front door.

Rear Garden

Fully enclosed rear garden, Low maintenance with brickweave patio and rear gate access.

welcome to

Cambridge Road, Lowestoft

- Two Bedrooms **Chain Free** Property
- Shower Room and Family Bathroom
- Lounge and Separate Dining Room
- North Lowestoft Location Near Local Amenities
- Feature Fireplaces
- Low Maintenance Rear Garden
- Newly Fitted Windows
- New Boiler

Tenure: Freehold EPC Rating: D

offers in excess of

£110,000



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:
LOW106886 - 0017

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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