



**Beaconsfield Road, Lowestoft NR33 0RL**



**welcome to**

**Beaconsfield Road, Lowestoft**

William H Brown are thrilled to present this 3 bedroom property located in South Lowestoft. It benefits from a separate lounge, kitchen and dining room. Local amenities are of a premium in the area, with local bus routes, shops and doctors surgery on the doorstep. Call today to view on 01502 585998.



**William H Brown are thrilled to present this THREE bedroom property located in South Lowestoft. It boasts three bedrooms, separate lounge, kitchen and dining room. Amenities in the area are of a premium with a doctors surgery, supermarkets/shops, on all major bus routes linking to local towns and cities. A particular highlight is that it is just a stones throw from Lowestoft's award winning beach and seafront. This property is being sold with no onward chain, and great for someone looking to get themselves on the property ladder or add to a portfolio. Call William H Brown TODAY to avoid disappointment on 01502 585998!**

## **Accommodation**

### **Ground Floor**

#### **Lounge**

11' 3" x 11' 2" ( 3.43m x 3.40m )

Double glazed Front door, Double glazed window to Front aspect, Electric cupboard, Radiator, Carpet flooring.

#### **Dining Room**

11' 5" x 11' 2" ( 3.48m x 3.40m )

Double glazed window to Rear aspect, Under stairs storage cupboard, Power points, Radiator, Carpet flooring.

#### **Kitchen**

8' 4" x 5' 9" ( 2.54m x 1.75m )

Double glazed window to Side aspect, Partially tiled walls, Range of Wall and Base Kitchen units with Work surfaces, Sink and drainer, Space for washing machine and dishwasher, Electric oven, Gas hob, Power points, Vinyl flooring.

#### **Rear Lobby/ Kitchen/ Utility**

Located between Kitchen and Bathroom, Double glazed Patio door to Rear aspect, Combi boiler, Space for washing machine and dishwasher, Vinyl flooring,

#### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Shaving point, Extractor fan, Vinyl flooring.

## **First Floor**

### **Landing**

Small square carpeted landing with access to Bedroom 1 and Bedroom 2.

### **Bedroom 1**

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double glazed window to Front aspect, Built in over stair storage cupboard, Radiator, Power points, Feature fire place, Carpet flooring.

### **Bedroom 2**

11' 8" x 11' 2" ( 3.56m x 3.40m )

Double glazed window to Rear aspect, Access to Bedroom 3, Power points, Radiator, Carpet flooring.

### **Bedroom 3**

8' 1" x 5' 11" ( 2.46m x 1.80m )

Double glazed window to rear aspect, Radiator, Power points, Carpet flooring.

## **Outside**

### **Front Garden**

Fully paved and low maintenance with low wall.

### **Rear Garden**

Fully paved for easy care and low maintenance, Small shed, Rear gate.

### **Parking**

On street parking available



***view this property online*** [williamhbrown.co.uk/Property/LOW107521](http://williamhbrown.co.uk/Property/LOW107521)



welcome to

## Beaconsfield Road, Lowestoft

- Three Bedroom House
- Low tax band
- \*\* No onward chain \*\*
- Great local amenities
- Stones throw from Seafront
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£130,000**



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

**view this property online** [williambrown.co.uk/Property/LOW107521](http://williambrown.co.uk/Property/LOW107521)



Property Ref:  
LOW107521 - 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.

  
william h brown



**01502 585998**



[Lowestoft@williambrown.co.uk](mailto:Lowestoft@williambrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



[williambrown.co.uk](http://williambrown.co.uk)