



**Walton Road, Lowestoft NR32 2DX**

**welcome to**

**Walton Road, Lowestoft**

William H Brown are pleased to present this Three Bedroom Mid Terraced Property in Walton Road. This home is perfect for investment, having been previously used as a buy-to let home, but could also appeal to those looking to buy their first home!



**William H Brown are thrilled to present this Mid Terraced home on Walton Road. Based in the popular location of North Lowestoft, the property is right on the doorstep of local amenities such as schools, shops and bus routes, and is only a short walk away from the town centre. Inside the property, a lounge, and spacious kitchen can be found. A bathroom to the rear can also be located, with mixer taps, WC and Wash Hand Basin. Upstairs, the property offers three bedrooms, all of which are of a good size and offer ample living space. A low maintenance rear garden can also be found, with rear access gate! Please call 01502 585998 to view today!**

## Accommodation

### Ground Floor

#### **Lounge**

11' 3" x 9' 5" ( 3.43m x 2.87m )  
Double glazed window to Front aspect, Double glazed Front door, Radiator, Power points, Carpet flooring.

#### **Kitchen**

11' 3" x 9' 5" ( 3.43m x 2.87m )  
Double glazed window to Rear aspect, Partially tiled walls, Fitted Base Kitchen units with work surfaces, Space for cooker, Plumbing for washing machine, Carpet stairs leading to first floor landing, Lino style flooring.

#### **Rear Lobby/ Hall**

Double glazed door to Side aspect, Power points, Lino flooring.

#### **Bathroom**

Double glazed window to Rear and Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with mixer taps and curtain rail, Lino flooring.

### First Floor

#### **Landing**

Loft hatch, Access to Bedroom 1 and 2.

#### **Bedroom 1**

10' 1" x 9' 1" ( 3.07m x 2.77m )  
Double glazed window to Front aspect, Double bedroom, Two built in storage cupboards, Radiator, Carpet flooring.

#### **Bedroom 2**

9' 6" x 8' 5" ( 2.90m x 2.57m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

8' 4" x 5' 9" ( 2.54m x 1.75m )  
Access provided from Bedroom 2, Double glazed window to Side aspect, Radiator, Carpet flooring.

### Outside

#### **Rear Garden**

Courtyard style garden with Rear gate access, Fully enclosed.



**view this property online** [williamhbrown.co.uk/Property/LOW107477](http://williamhbrown.co.uk/Property/LOW107477)



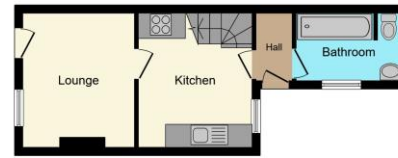
welcome to

## Walton Road, Lowestoft

- Three Bedroom
- Mid-Terraced House
- Ideal for FTB's and Investors Alike
- Central Location
- Near the Beach

Tenure: Freehold EPC Rating: D

# £125,000



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:  
LOW107477 - 0004

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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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