



Commodore Road, Lowestoft NR32 3NF

welcome to

Commodore Road,Lowestoft

William H Brown are delighted to present this maisonette located in a desirable Oulton Broad location; close to an abundance of local amenities. Ideal for professionals or as a starter home with a double bedroom, spacious kitchen/diner, separate lounge and off road parking to the rear.



William H Brown are delighted to present this maisonette located in a desirable Oulton Broad location, on Commodore Road. Situated only a stone's throw away from the Broads means there is plenty of water sports activities from sailing, rowing, wind surfing and power boating, Nicholas Everitt Park is also a great place for outdoor walks with picturesque gardens and play grounds for families. There is in addition variety of local independent pubs, restaurants and coffee shops to sample. Oulton Broad has two easily accessible train stations which lead to Norwich, Ipswich or Lowestoft.

You enter the property via the ground floor which has stairs leading straight up to the maisonette. All rooms are accessible via the hallway provided. The Lounge area has ample space for furniture and the Kitchen/Diner is separate with plenty of kitchen units for storage, space to prepare meals and additional room for a dining table. The double bedroom has good natural light with two double glazed windows to the front aspect. The bathroom has an all-white three piece suite with the bath also benefiting from an overhead shower to suit modern living.

Outside, the rear garden has stairs leading down to an outside seating area and landscaped garden. A rear gate leads to the off road parking.

This property would be an ideal starter home or a great opportunity for an investor alike. Please call William H Brown TODAY on 01502 585998 to schedule in a viewing and avoid missing out!

Accommodation

Entrance Hall

Door to Front aspect, Stairs leading up to Maisonette floor, Carpet flooring.

Hallway

Access to Bedroom, Bathroom, Lounge, Kitchen/Diner, Built in storage cupboard, Radiator, Loft hatch, Carpet flooring.

Lounge

13' 1" x 11' 2" (3.99m x 3.40m)
Double glazed window to Rear, Space for furniture, Power points, Radiator, Carpet flooring.

Kitchen/ Diner

11' 4" x 9' 11" (3.45m x 3.02m)
Double glazed window and door to Rear aspect, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer, Space for fridge/freezer and gas cooker, Plumbing for washing machine, Radiator, Lino tile effect flooring.

Bedroom 1

17' 10" x 9' 4" (5.44m x 2.84m)
Two double glazed windows to Front aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bathroom

Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Extractor fan, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Brick wall to front with gate leading to steps to Front door access, Pebble stone garden to Side aspect.

Rear Garden

Stairs leading down to outdoor seating area, Patio and raised Patio, Landscaped garden, Rear access gate.

Parking

Off street parking to Rear via Rear Gate.

Agents Note

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



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Commodore Road, Lowestoft

- First Floor Maisonette
- Desirable Oulton Broad Location
- Close to an Abundance of Local Amenities
- Kitchen/Diner and Separate Lounge
- Off Street Parking to The Rear
- Landscaped Rear Garden with Patio Area
- GUIDE PRICE **£110,000-120,000**

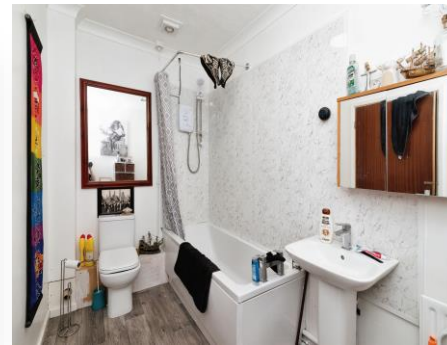
Tenure: Freehold EPC Rating: C

guide price

£110,000 - £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:
LOW107661 - 0003

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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