



**Flat 1 Milton Road East, Lowestoft NR32 1NU**

**welcome to**

**Flat 1 Milton Road East,Lowestoft**

William H Brown are pleased to present this TWO bedroom ground floor flat in the heart of North Lowestoft. Offering Two well sized bedrooms, large lounge with double glazed Bay windows to front and a kitchen that offers space for all appliances. The bathroom has a matching white three piece suite.



**William H Brown are delighted this exciting opportunity for Investors and First time Buyers alike; with this TWO bedroom GROUND FLOOR FLAT situated in North Lowestoft.**

**The property has a spacious Lounge as reception room, made cosy with Electric Feature Fire and Bay windows which let in ample natural light. The Kitchen has plenty of cupboard space with a range of wall and base units, with room still for all appliances. The bathroom houses a matching white three piece suite, with a bath tub and heated towel rail. The bedrooms are both of good size, with the first benefiting from fitted storage and the second leading off from it.**

**A big draw of this property is the immediate locality to Lowestoft's high street; which offers a wide range of shops and restaurants, also close to Lowestoft's bus and train station for ease of access to local towns, villages and the city of Norwich. Call William H Brown today to arrange a viewing on 01502 585998!**

## Accommodation

### **Entrance Hall**

Communal Entrance hall leading to all flats, Vinyl flooring.

### **Lounge**

16' 6" x 12' 3" ( 5.03m x 3.73m )

Double glazed Bay window to Front aspect, Electric fire, TV and Power points, Laminate flooring.

### **Kitchen**

13' 4" x 7' 4" ( 4.06m x 2.24m )

Double glazed window to Rear aspect, Partially tiled walls, Range of Wall and Base units with work surfaces, Sink and drainer unit, Combi boiler, Intercom phone, Space for all white goods, Laminate flooring.

### **Rear Lobby**

Double glazed door to Rear aspect, Built in storage cupboard, Partially Laminate flooring and Partially Carpet flooring.

### **Bedroom 1**

14' 6" x 9' 10" ( 4.42m x 3.00m )

Double glazed window to Side aspect, Radiator, Power points, Built in storage cupboard, Laminate flooring.

### **Bedroom 2**

9' 9" x 6' 9" ( 2.97m x 2.06m )

Double glazed window to Side aspect, Radiator, TV and Power points, Laminate flooring.

## **Bathroom**

Double glazed windows to Side and Rear aspects, Partially tiled walls, Toilet, Wash hand basin, Bath tub, Shaving point, Extractor fan, Tiled flooring.

## Outside

### **Front Garden**

Small paved area for bins.

### **Rear Garden - Communal**

Fully decked with past the gate being partially paved and partially laid to lawn, Gate leading to Rear alleyway.



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## Flat 1 Milton Road East, Lowestoft

- \*\* Attention First Time Buyers and Investors \*\*
- Two Bedroom Ground Floor Flat
- Kitchen with Range of Cupboards
- Bathroom with White Three Piece Suite
- Communal Garden
- 
- Spacious Lounge with Bay Window

Tenure: Leasehold EPC Rating: D



**£80,000**

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 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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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Property Ref:  
LOW107698 - 0003



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