



May Road, Lowestoft NR32 2DL

welcome to

May Road, Lowestoft

William H Brown are delighted to present this great opportunity to purchase this investment property located in North Lowestoft - already with Tenant in Situ and No Onward Chain. The property offers a Lounge, Dining Room, Galley Kitchen, Family bathroom downstairs and three bedrooms upstairs.



William H Brown are thrilled to present this 3 bedroom property located in the sought after area of North Lowestoft. Offered for sale with a tenant already in situ, this property is a great opportunity for an investor looking for a steady monthly income. Boasting 3 separate bedrooms, this property is also presented with a separate kitchen, dining room and lounge on the ground floor. The kitchen boasts a range of integral white goods and grants direct access to the dining room and lounge. All 3 bedrooms can be located on the first floor all of which have been fully carpeted and are all presented with double glazed windows. Bedroom 3 is accessible via Bedroom 2, which is ideal for those with small children or turning into an additional bathroom/walk-in-wardrobe. Call William H Brown today to arrange a viewing on 01502 585998 TODAY !

Accommodation

Ground Floor

Lounge

11' 2" x 10' 2" (3.40m x 3.10m)
Double glazed Front door, Double glazed window, Radiator, Power points, Carpet flooring.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)
Double glazed window to Rear aspect, Space for dining room table, Radiator, Power points, Carpet flooring.

Kitchen

9' 6" x 7' (2.90m x 2.13m)
Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for 50/50 fridge freezer unit, Integrated Oven and Hob, Laminate wood effect flooring.

Rear Lobby

Double glazed Rear door, Built in airing cupboard, Laminate wood effect flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with over head shower and curtain rail. Radiator, Laminate wood effect flooring.

First Floor

Bedroom 1

11' 2" x 10' 2" (3.40m x 3.10m)
Double glazed window to Front aspect, Double bedroom, Built in wardrobe/cupboard, Radiator,

Carpet flooring.

Bedroom 2

11' 3" x 11' 7" (3.43m x 3.53m)
Double glazed window to Rear aspect, Door leading to Bedroom 3, Power points, Radiator, Carpet flooring.

Bedroom 3

9' 7" x 7' 1" (2.92m x 2.16m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Brick wall to Front with gated access to path with Front door, Artificial grass to Side aspect.

Rear Garden

Low maintenance Rear garden with concrete paving, patio, Timber shed, Rear access gate to Rear aspect.



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welcome to

May Road, Lowestoft

- Three Bedroom Family Home
- ** Investment Property - Sold with Tenant in Situ **
- Lounge and Dining Room
- Galley Style Kitchen with Integrated Appliances
- New Boiler Fitted
- North Lowestoft Area, Close to Local Amenities
- Low Maintenance Rear Garden
- Bathroom with Bath and Overhead Shower

Tenure: Freehold EPC Rating: D



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.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW104158 - 0007

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



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



williambrown.co.uk