



Gloucester Avenue, Lowestoft NR32 4SG

welcome to

Gloucester Avenue, Lowestoft

William H Brown are delighted to present this SPACIOUS THREE BEDROOM property on Gloucester Avenue. The property offers ample living space throughout, as well as integral garage with driveway to front. This property is the perfect home for families, please call 01502 585998 to view today!



William H Brown are thrilled to offer this spacious Three Bedroom property in the heart of Oulton Village! This home begins with a welcoming entrance porch and hallway, ideal for welcoming guests and coat storage, as well as containing a well decorated WC. The ground floor consists of a converted utility space, ideal for white good storage and spacious open plan kitchen/diner, perfect for entertaining. An ideal rear garden can be found also at the home, perfect for enjoying some outdoor space. The first floor offers a gorgeous lounge space, ideal for relaxation, as well as a spacious guest bedroom, suitable for a double bed! The second floor offers the main two bedrooms within the home, both a superb size and ideal for double bedrooms. A family bathroom can also be found off of the landing, with shower cubicle and bath tub. Ample parking is located to the front of the home, with a spacious driveway and integral garage. Located close to a variety of schools and shops, the property is within close proximity to fantastic amenities also! Please call William H Brown and avoid missing out on this superb property today!

Accommodation

Ground Floor

Entrance Porch

Double glazed Front door into Porch leading to Double glazed door leading into Entrance Hall, Tiled flooring.

Entrance Hall

Hallway leading to Kitchen, WC and Utility Room, Stairs leading to First floor landing, Power points.

Downstairs Wc

Partially tiled walls, Toilet, Wash hand basin, Laminate wood effect flooring.

Lounge

14' 10" x 9' 10" (4.52m x 3.00m)
Two Double glazed windows to Rear aspect, TV and Power points, Radiator, Laminate wood effect flooring.

Kitchen/ Diner

14' 10" x 9' 10" (4.52m x 3.00m)
Double glazed window and French doors to Rear aspect, Partially tiled walls, Fitted Wall and Base units with work surfaces, Sink and drainer unit, Space for Gas cooker and 50/50 Fridge/Freezer, Plumbing for washing machine, Space for Dining table, Radiator, Spotlights, Partially carpeted.

First Floor

Landing

Double glazed window to Front aspect, Stairs up to Second floor, Carpet flooring.

Bedroom 3

12' 8" x 8' 8" (3.86m x 2.64m)
Double glazed window to Front aspect, Double bedroom, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub and separate corner shower cubicle, Towel radiator, Laminate wood effect flooring.

Second Floor

Landing

Double glazed window to Front aspect, Built in storage, Access to Bedrooms 1 & 2, Carpet flooring.

Bedroom 1

12' 10" x 8' 7" (3.91m x 2.62m)
Double glazed window to Rear aspect, Double bedroom, Power points, Carpet flooring.

Bedroom 2

9' 7" x 8' 8" (2.92m x 2.64m)
Double glazed window to Front aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Driveway with grass to Side leading to integral garage.

Rear Garden

Patio slabs leading to grass with pathway to Side and Rear access gate. Fully enclosed via fenced surround.

Integral Garage

Up and Over door, Running electricity.

Utility Space

Converted half garage, Running electricity, Storage units, Lino flooring.



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welcome to

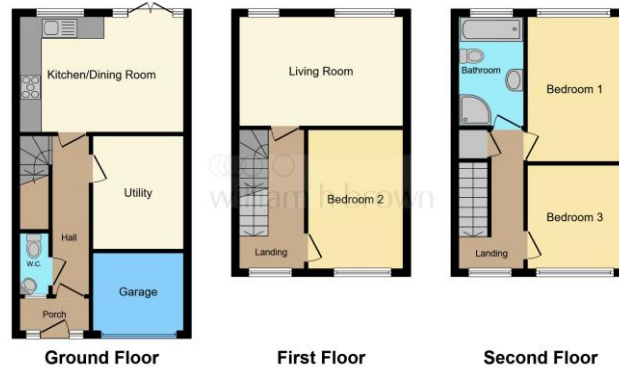
Gloucester Avenue, Lowestoft

- Three Double Bedrooms
- Living Across Three Storeys
- Close to Local Schools
- Bathroom and Additional WC
- Spacious Rooms Throughout
- Kitchen/ Diner and Separate Lounge
- Integral Garage with Utility Space
- Ample Natural Light provided on Each Landing

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000



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:
LOW107976 - 0002

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.



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