



**Trafalgar Street, Lowestoft NR32 2AT**



welcome to

## Trafalgar Street, Lowestoft

**\*\*IDEAL FOR INVESTMENT OR FIRST TIME BUYERS\*\*** William H Brown are delighted to present this well decorated Three Bedroom home on Trafalgar Street. Based in the North Lowestoft, the home offers easy access to local amenities such as schools and shops, within easy walking distance to the coast.



**William H Brown are thrilled to present this superbly decorated Three Bedroom property on Trafalgar Street. The home sits in North Lowestoft, with a variety of shops and schools within close proximity, ideal for families! The property begins with a convenient entrance porch leading through to the properties' nicely sized lounge space. An open plan/ kitchen diner can be found towards the rear of the home, with ample space for dining table and appliances. The room has been decorated to a sleek and modern standard, and is ideal for entertaining friends and family! A modern bathroom can be found at the rear of the home, as well as the low maintenance rear garden, newly designed with artificial lawn and patio! The first floor offers a landing, with access to Two Large Double Bedrooms, both of which are ideal to be used as the master bedroom, with an additional third bedroom off of bedroom two. Please call William H Brown to view today!**

## Accommodation

### Ground Floor

#### **Entrance Porch**

Double glazed Front Entrance door, Double glazed windows to Front and Side aspect, Double glazed door to Lounge, Tiled flooring.

#### **Lounge**

10' 7" x 8' 6" ( 3.23m x 2.59m )  
Double glazed window to Front aspect, Feature fireplace, Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

18' 4" Max x 9' 9" Max ( 5.59m Max x 2.97m Max )  
Double glazed window to Rear aspect, Double glazed Rear access door, Partially tiled walls, Fitted Kitchen Units and Work surfaces, Sink and drainer unit, Built in under stairs pantry/storage, Integrated electric Hob and Oven, Space for 50/50 Fridge/Freezer, Plumbing for washing machine, Spotlights, Laminate wood effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1 & 2, Carpeted stairs and carpeted landing.

#### **Bedroom 1**

10' 9" x 9' 11" ( 3.28m x 3.02m )  
Double glazed window to Front aspect, Double bedroom, Built in storage cupboard, Radiator, Carpet flooring.

#### **Bedroom 2**

10' 6" x 9' 9" ( 3.20m x 2.97m )  
Double glazed window to Rear aspect, Double bedroom, Access to Bedroom 3/Dressing room, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

8' 6" x 5' 1" ( 2.59m x 1.55m )  
Double glazed window to Rear aspect, Spotlights, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Vanity unit, Spotlights, Bath tub with shower screen and mixer taps, Built in airing cupboard, Extractor fan, Tiled flooring.

### Outside

#### **Front Garden**

Brick wall to Front with concrete bin storage area, Double glazed front door leading into Entrance porch.

#### **Rear Garden**

Patio leading to artificial lawn, Timber shed to Rear aspect, Fully enclosed with fence panels, Side access gate for bin access.



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## Trafalgar Street, Lowestoft

- Three Bedroom House
- Ideal for First Time Buyer or Investor
- Well Decorated Throughout
- Rear Garden
- Close to Amenities

Tenure: Freehold EPC Rating: C

offers in excess of

**£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:  
LOW108024 - 0005

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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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