

**Trafalgar Street, Lowestoft NR32 2AT** 



## welcome to

# **Trafalgar Street, Lowest oft**

\*\*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.













#### **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.



William H Brown are thrilled to present this

on Trafalgar Street. The home sits in North

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

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

room has been decorated to a sleek and

modern standard, and is ideal for

William H Brown to view today!

Lowestoft, with a variety of shops and schools within close proximity, ideal for

families! The property begins with a

superbly decorated Three Bedroom property



## welcome to

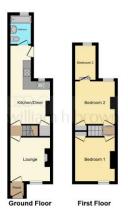
# **Trafalgar Street, Lowestoft**

- 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 an 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.







Alma Rd

Zanetta Ct

Hervey St

Map data ©2024

Stanley St

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/LOW108024



Property Ref: LOW108024 - 0005 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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