



Victoria Road, Lowestoft NR33 9LP

welcome to

Victoria Road, Lowestoft

****IDEAL FOR FTB OR INVESTORS**** William H Brown are delighted to present this fantastic THREE BEDROOM property on Victoria Road. Within walking distance of the Broads, and multiple other amenities, this home is an absolute must see! Please call 01502 585998 to view today!



William H Brown are thrilled to offer this superb Three Bedroom home on Victoria Road. Based in the hugely popular location of Oulton Broad, the property is only a stone's throw from the gorgeous 'Everitts Park' with superb views of the Broads on offer. The property offers a convenient entrance porch, which in turn leads through to the lounge. This home offers a spacious lounge and dining room, both ideal for hosting and decorated to a great standard. The kitchen can be found towards the rear of the home with ample worktop space, and white good storage, as well as an additional 'boot room'! A well-designed family bathroom is found off of the rear lobby at the back of the property, and offers shower over bath! A fantastic rear garden is on offer, with good rear parking accessible via rear gate. The spacious feel of the home continues throughout the first floor, with ALL BEDROOMS OFF LANDING. The master in particular is of a substantial size, but all rooms offer good living space. Please call 01502 585998 to book a viewing today!

Accommodation

Ground Floor

Entrance Porch

Double glazed Front door, Double glazed window to Side aspect, Double glazed door through to Lounge, Laminate wood effect flooring.

Lounge

12' x 11' 4" (3.66m x 3.45m)
Double glazed window to Front aspect, Door to Dining room, TV and Power points, Radiator, Laminate wood effect flooring.

Dining Room

12' 1" x 10' 3" (3.68m x 3.12m)
Double glazed window to Rear aspect, Access to Kitchen, Feature fireplace, Built in under stairs storage, Radiator, Carpet flooring.

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m)
Double glazed window to Side aspect, Access to Rear Lobby, Partially tiled walls, Fitted units and work surfaces, Sink and drainer unit, Space for 50/50 Fridge freezer unit, Plumbing for washing machine, Power points, Integrated Oven and Hob with over head extractor fan, Tiled flooring.

Rear Lobby

Double glazed window to Side aspect, Built in storage cupboards, Plumbing for dishwasher, Tiled flooring.

Boot Room

10' 4" x 3' 9" (3.15m x 1.14m)
Double glazed window to Side aspect, Double glazed Rear door, Concrete flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with shower screen and over head shower, Spotlights, Extractor fan, Radiator, Lino wood effect flooring.

First Floor

Landing

Access to all Bedrooms, Carpeted stairs, Loft hatch, Carpeted landing area.

Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m)
Double glazed window to Front aspect, Double bedroom, Feature fireplace, Built in storage cupboard, Power points, Radiator, Carpet flooring.

Bedroom 2

10' 3" x 9' 4" (3.12m x 2.84m)
Double glazed window to Rear aspect, Double bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

9' 8" x 7' 10" (2.95m x 2.39m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Tiled pathway leading to Front door with stones to Side and brick wall and fencing surround.

Rear Garden

Fully enclosed rear garden by fenced surround, Patio for outdoor seating which leads to grass, Concrete base for shed, Side access gate.

Parking

Rear gate of Rear garden leads to Double car width car parking.



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welcome to

Victoria Road, Lowestoft

- Three Double Bedrooms
- All Bedrooms off Landing
- Double Parking to Rear
- Ideal for First Time Buyers and Investors
- Separate Lounge/ Diner
- Additional Porch and Boot Room Extensions
- Walking Distance to Local Shops and School
- Popular Oulton Broad South Location

Tenure: Freehold EPC Rating: F

offers in excess of

£190,000



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:
LOW108008 - 0004

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@williamhbrown.co.uk



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



williamhbrown.co.uk