



Sudbury Cottages, Lowestoft NR32 2AH

welcome to

Sudbury Cottages,Lowestoft

William H Brown Lowestoft are delighted to present this TWO Bedroom Cottage Style Home. It boasts both Front and Rear Gardens, Separate Lounge and Dining Room, Kitchen and an upstairs bathroom with bath tub and overhead shower to suit modern day living.



William H Brown are pleased to offer this cottage style property at Sudbury Cottages. This home offers spacious reception rooms on the ground floor, with a good sized lounge and dining room, with kitchen available to the rear. Upstairs, two bedrooms are available, with a superbly sized master bedroom! A good sized bathroom is also available off of the hallway upstairs. The property also offers a garden to front, and yard to the rear of the property. Located in central Lowestoft, the property benefits from being only a short journey away from Lowestoft town centre, filled with all kinds of local amenities, as well as only a short distance from the stunning Lowestoft Beach. Please call 01502 585998 to book a viewing today!

Accommodation

Ground Floor

Lounge

11' 6" x 10' (3.51m x 3.05m)
Double glazed window and door to front aspect, Radiator, Carpeted flooring.

Dining Room

11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed window to rear aspect, Feature fireplace, Built in storage cupboard, Radiator, Carpet flooring.

Kitchen

12' 3" x 6' 10" (3.73m x 2.08m)
Double glazed window and door to side aspect, Partially tiled walls, Fitted units and work surfaces, Sink and drainer unit, Space for 50/50 fridge and freezer unit, washing machine, tumble dryer and oven.

First Floor

Landing

Carpeted flooring.

Bedroom 1

11' 6" x 10' 1" (3.51m x 3.07m)
Double glazed window to front aspect, Built in storage cupboard, Radiator, Carpet flooring.

Bedroom 2

10' 4" x 7' 8" (3.15m x 2.34m)
Double glazed window to rear aspect, Radiator, Carpet flooring.

Bathroom

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash Hand Basin, Bath tub with shower screen and overhead shower, Extractor fan, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Brick wall, grassed area, path leading to double glazed front door.

Rear Garden

Courtyard garden, Gate for rear access,

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers refer to the auction legal pack and make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



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Sudbury Cottages, Lowestoft

- Two Bedroom Mid-Terraced House
- Charming Cottage Style
- Central Location with Local Amenities
- Spacious Master Bedroom
- Front and Rear Gardens

Tenure: Freehold EPC Rating: D

fixed price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108078 - 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.



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