



Harrison Road, Lowestoft NR32 3ND

welcome to

Harrison Road, Lowestoft

William H Brown are excited to present this THREE bedroom DETACHED property which is suitable for a range of buyers. The property comprises of; Entrance hall, Lounge, Kitchen/Diner with the Bedrooms located upstairs on the first floor with access to the Bathroom.

Location

Oulton Broad is a desirable location with an extensive water frontage - being Britain's largest protected wetland and offering some scenic walking routes. It is easy to see why it is a natural tourist attraction with plenty of local amenities, such as a range of independent pubs, restaurants and sporting related activities - with its renowned Speed boat racing, as just one example. Oulton broad also has good access to two train stations with direct routes to both Norwich and Ipswich. Oulton Broad is located within close proximity to Suffolk's seaside town of Lowestoft with its award winning beaches within high street and retail parks.

**** No Chain ** William H Brown Lowestoft are pleased to present this THREE bedroom DETACHED property, located in the popular area of Oulton Broad. The property is an ideal opportunity for a range of buyers; from Investors, First Time Buyers or Families looking to locate closer to the coast.**

You enter the property via a welcoming Entrance hall which provides access to the Reception rooms on the ground floor or alternatively provides stair access to the bedrooms and bathroom. The lounge is spacious which can accommodate a range of furniture and lets in ample natural light. It has a feature eccentric fireplace and also grants access to the Low maintenance rear courtyard - ideal for outdoor seating. The Kitchen has a rustic feel about it with butler sink, ample cupboard storage space and room for a range appliances. Upstairs boasts three bedrooms, with two being double sized. The family bathroom easily accessible from the landing has a matching white three piece suite.

With parking also provided via a garage there is lots of aspects to this home which would be practical to daily living for many individuals. To come and view and see the potential yourself - call us TODAY on 01502 585998 !





Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Built in under stairs storage, Radiator, Power points, Laminate wood effect flooring.

Lounge

17' 4" x 10' 11" (5.28m x 3.33m)
Double glazed door to Rear aspect, Double glazed window to Front aspect, Radiator, Power points, Laminate wood effect flooring.

Kitchen/ Diner

12' 10" x 11' 11" (3.91m x 3.63m)
Two double glazed windows to Front aspect, Partially tiled walls, Fitted Wall and Base units with work tops, Butler sink, Space for double oven, Space for 50/50 Fridge/Freezer, Power points, Radiator, Lino flooring.

First Floor

Landing

Double glazed window to Front aspect, Radiator, Carpet flooring.

Bedroom 1

11' 2" x 10' 11" (3.40m x 3.33m)
Double glazed window to Front aspect, Double bedroom, Power points, Radiator, Carpet flooring.

Bedroom 2

12' 4" x 12' 4" (3.76m x 3.76m)
Double glazed window to Rear aspect, Double bedroom, Power points, Wooden flooring.

Bedroom 3

7' 1" x 6' (2.16m x 1.83m)
Double glazed window to Rear aspect, Power points, Laminate wood effect flooring.

Bathroom

Partially tiled walls, Toilet, Wash hand basin, Bath, Lino flooring.

Outside

Front Garden

Gated to entrance to Front aspect with path to Double glazed Front door and walls to side aspect.

Rear Garden

Courtyard garden with side access gate, Fencing to Side aspect.

Parking

Garage and Off Road Parking.

Agents Note

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



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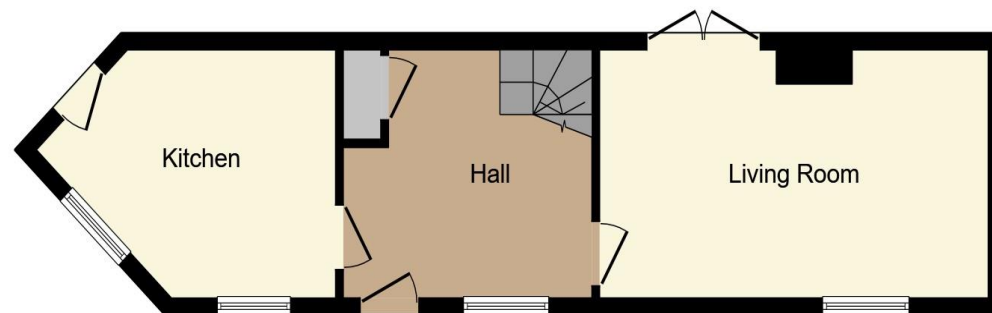
welcome to

Harrison Road, Lowestoft

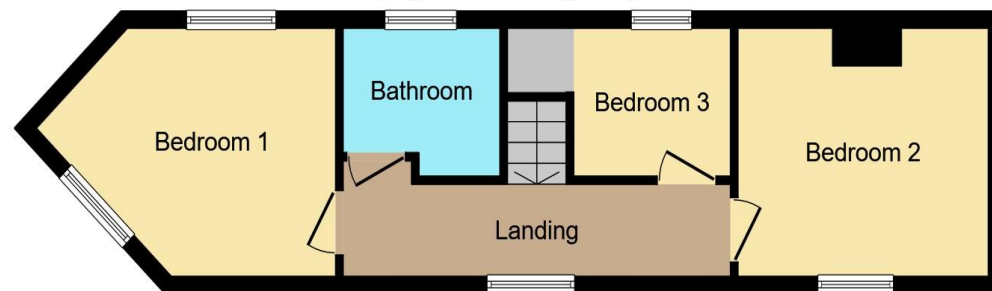
- Three Bedroom Detached Home
- Popular Oulton Broad Location
- ** No Chain **
- Fitted Kitchen/Diner
- Garage and Off Road Parking
- Family Bathroom Upstairs with Three Piece Suite
- Suitable for First Time Buyers/ Investors or Families
- Spacious Lounge with access to Rear Courtyard Garden

Tenure: Freehold EPC Rating: E

£140,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LOW108110 - 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.

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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