



Harrison Road, Lowestoft NR32 3ND



welcome to

Harrison Road, Lowestoft

10 Harrison Road, Lowestoft, Suffolk, NR32 3ND - We have received an offer of £ 140,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating (C)

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.

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.





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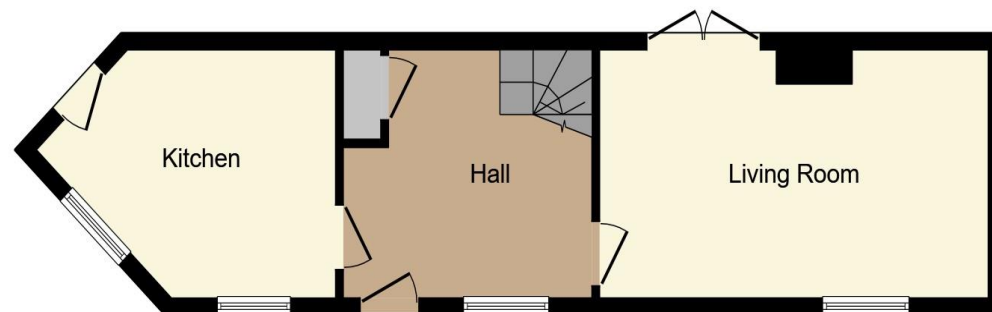
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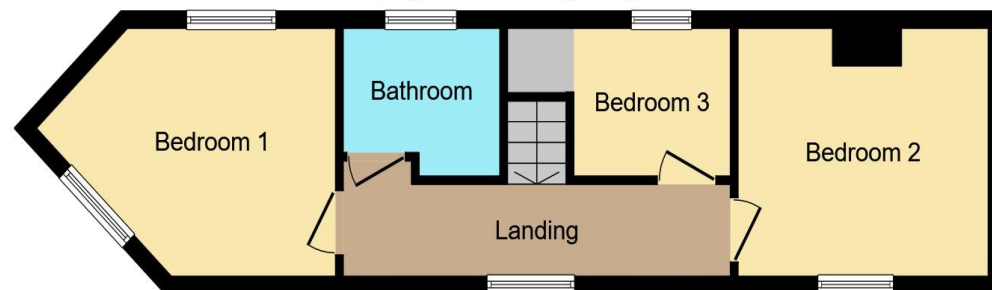
- Three Bedroom Detached Home
- Popular Oulton Broad Location
- ** No Chain **
- Fitted Kitchen/Diner
- Garage and Off Road Parking
- Family Bathroom Upstairs with Three Piece Suite
- Suitable for First Time Buyers/ Investors or Families
- Spacious Lounge with access to Rear Courtyard Garden

Tenure: Freehold EPC Rating: E

£120,000



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 - 0007

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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