



Church Road, Kessingland Lowestoft NR33 7SB

welcome to

Church Road, Kessingland Lowestoft

William H Brown are pleased to present this exciting INVESTMENT OPPORTUNITY to purchase this THREE bedroom SEMI-DETACHED home - sold with tenant in situ. The property is located in a desirable village location of Kessingland and is within walking distance to the beach.



William H Brown Lowestoft present this exciting opportunity for an INVESTOR to purchase this THREE BEDROOM SEMI-DETACHED property - already with tenant in situ! The property is located in the desirable and popular village of Kessingland - with the coast and Benacre National Nature Reserve within easy walking distance. A range of local amenities are also available from Shops, Post Office, Tea Rooms, Vets and Pub/Restaurants.

The property itself benefits from spacious reception rooms with entrance via the Lounge/Diner - which is made cosy with a feature fireplace and grants access to the First floor landing via stairs. The galley Kitchen has plenty of cupboard space and room for appliances - leading through to Conservatory/Utility Space and Downstairs toilet. The rear garden is enclosed with a path to gate leading to additional privacy garden and has space for shed and summerhouse. Upstairs, the property has three bedrooms with the main bedroom benefiting from Built in storage/wardrobe space. Bedroom 3 provides access to the Shower room which is of Wetroom style and convenience. For more information and to schedule in your viewing TODAY contact us on 01502 585998!

Accommodation

Ground Floor

Lounge/ Diner

11' 10" x 11' 8" (3.61m x 3.56m)

Double glazed Front door, Double glazed window to Front aspect, Door leading to Kitchen, Built in under stairs storage, Stairs leading to First floor landing, Feature fireplace, Radiator, Carpet flooring.

Kitchen

8' 11" x 7' (2.72m x 2.13m)

Double glazed window to Side aspect, Door leading to WC, Door leading to Conservatory, Fitted Kitchen units with work surfaces, Sink and drainer units, Space for cooker, Wood effect flooring.

Downstairs Wc

Double glazed window to Rear aspect, Toilet, Wash hand basin, Tiled flooring.

Conservatory/ Utility Room

8' 6" x 3' 2" (2.59m x 0.97m)

Double glazed windows and door, Plumbing for washing machine.

First Floor

Landing

Door to Bedrooms 1 and 2, Door to Wetroom, Loft hatch, Carpet flooring.

Bedroom 1

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window to Rear aspect, Double bedroom, Built in storage/wardrobes, Power points, Carpet flooring.

Bedroom 2

9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed windows to Rear, Power points, Carpet flooring.

Bedroom 3

7' 1" x 7' 9" (2.16m x 2.36m)

Double glazed window to Rear, Door to Shower room, Carpet flooring.

Wet room Style Shower Room

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Wetroom style, Extractor fan, Radiator.

Outside

Front Garden

Landscaped garden with paving to front door and Side access gate.

Rear Garden

Side access to Front garden, Pathway to the Rear aspect with grass to the Side, Timber shed, Summer house, Gate to the rear leading to privacy garden.



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Church Road, Kessingland Lowestoft

- ** Attention Investors **
- Property sold with Tenant in Situ
- Three Bedroom Semi-Detached Property
- Popular Kessingland Location
- Close to the Coast
- Front and Rear Garden
- Conservatory/Utility Room
- Downstairs WC and Upstairs Wet room Style Shower Room

Tenure: Freehold EPC Rating: D

offers in the region of

£180,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107955 - 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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