



St. Margarets Road, Lowestoft NR32 4HL

welcome to

St. Margarets Road, Lowestoft

We are excited to present this THREE double bedroom property on St. Margarets Road, Lowestoft - suitable for a range of buyers. With off-road parking, an enclosed Rear garden with patio, laid lawn Summerhouse and WWII bunker, Separate Lounge and Dining room the property has a lot to offer.



William H Brown Lowestoft are excited to present this fantastic opportunity to purchase this THREE DOUBLE Bedroom, larger than average End-Terrace home on St. Margarets Road. The property is situated close to a range of local amenities, with many being a short walk or quick drive. The property benefits from a driveway at the very front of the property, suitable for fitting a couple of cars comfortably. Inside, the property has spacious living rooms on the ground floor - benefiting from a separate Lounge and Dining room; both made homely with feature fireplaces. French doors in the Dining Room open out to the patio area in the enclosed Rear Garden. The secluded garden is a particular highlight of the property with space for barbeques and garden furniture, a substantial laid lawn, a summerhouse and uniquely a World War II Bunker which is now utilised as additional storage space. The Kitchen has a rustic, Cottage style feel with an exposed brick Feature wall, wooden work surfaces and Butler sink. For convenience the downstairs also has a cloakroom. Upstairs, all three of the Bedrooms are double sized with access to the family bathroom. The bathroom has a luxury white Victorian suite with the bath also equipped with overhead shower to suit busy modern day living. With so much to offer and suitable for a range of buyers we recommend viewing TODAY to fully appreciate everything the home has to offer. Call us on 01502 585998 to schedule your viewing!

Accommodation

Ground Floor

Entrance Hall

Double glazed window and Front door to Front aspect, Carpeted stairs leading to First floor landing, Under stairs storage cupboard, Radiator, Tiled flooring.

Downstairs Wc

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Tiled flooring.

Lounge

18' 3" x 11' 9" Plus Bay (5.56m x 3.58m Plus Bay)
Double glazed Bay window to Front aspect, Feature fireplace with log burner (multi-fuel), TV and Power points, Radiator, Vinyl flooring.

Dining Room

12' 2" x 11' 8" (3.71m x 3.56m)
Double glazed Double doors to Garden, Feature fireplace, Radiator, Carpet flooring.

Hallway

Access to Reception rooms, Downstairs WC and Kitchen, Radiator, Tiled flooring.

Kitchen

11' 11" x 7' 8" (3.63m x 2.34m)
Double glazed window to Rear and Side aspects, Double glazed Side access door, Exposed brick feature walls, Fitted Kitchen units with work surfaces, Butler sink, Space for Gas Cooker, 50/50 Fridge/Freezer unit, Plumbing for washing machine, Tiled flooring.

First Floor

Landing

Double glazed window to Side aspect, Two built in storage cupboards, Carpet flooring.

Bedroom 1

11' 10" x 10' 11" (3.61m x 3.33m)
Double glazed window to Rear aspect, Double bedroom, Built in storage cupboard, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 8" x 11' (3.56m x 3.35m)
Double glazed window to Front aspect, Double bedroom, Radiator, Power points, Laminate wood effect flooring.

Bedroom 3

8' 4" x 8' 11" (2.54m x 2.72m)
Double glazed window to Front aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Urinal, Bath tub with Overhead Shower, Loft hatch, Radiator, Tiled flooring.

Outside

Front Garden

Brickweave driveway with fencing to Side and landscaped slate garden with slabs leading to Front door and outdoor porch.

Rear Garden

Patio leading to Grass, Mixture of shrubbery to side with timber summerhouse to rear with World War II Bunker and Rear access gate.



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welcome to

St. Margarets Road, Lowestoft

- Three DOUBLE Bedroom End-Terraced Property
- Driveway to Front aspect
- Separate Dining Room and Lounge
- Rear Garden with Patio area and Laid Lawn
- Summer House and World War II Bunker
- Downstairs WC and Upstairs Family Bathroom
- Close to Local Amenities
- Suitable for a Range of Buyers

Tenure: Freehold EPC Rating: E



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

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108191 - 0002

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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