



**Trafalgar Street, Lowestoft NR32 2AT**

**welcome to**

**Trafalgar Street, Lowestoft**

William H Brown are delighted to present this Two Bedroom Mid Terraced house on Trafalgar Street. Renovated to a good standard throughout and with spacious rooms, this property is an ideal purchase for first time buyers and investors alike! Please call 01502 585998 to view today!



**William H Brown are pleased to offer this two bedroom, mid terrace house situated in Central Lowestoft. The property offers the benefits of two reception rooms and kitchen. The first floor offers a family bathroom and two double bedrooms. There is Gas central heating and sealed unit double glazing throughout the property. Outside there is a front forecourt and rear garden offering a private area to sit during the warm summer days. This property is a must see for first time buyers and investors alike. Call William H Brown today to arrange a viewing on 01502 585998!**

## Accommodation

### Ground Floor

#### **Lounge**

11' 7" x 11' 2" ( 3.53m x 3.40m )  
Double glazed window and door to Front aspect,  
Built in fuse cupboard, Power points, Radiator,  
Carpet flooring.

#### **Dining Room**

11' 8" x 9' 6" ( 3.56m x 2.90m )  
Double glazed door to Rear aspect, Archway to  
Kitchen, Feature fireplace, Under stair storage, Power  
points, Radiator, Carpet flooring.

#### **Kitchen**

8' 4" x 6' 5" ( 2.54m x 1.96m )  
Double glazed window to Side aspect, Partially tiled  
walls, Fitted Kitchen units and work surfaces,  
Stainless steel sink and drainer unit, Integrated Hob  
and oven with over head extractor fan, Space for  
50/50 Fridge/Freezer, Power points, Laminate wood  
effect flooring.

### First Floor

#### **Landing**

Carpet flooring.

#### **Bedroom 1**

11' 8" x 11' 3" ( 3.56m x 3.43m )  
Double glazed window to Front aspect, Double  
Bedroom, Feature fireplace, Built in storage  
cupboard, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

11' 9" x 9' 7" ( 3.58m x 2.92m )  
Double glazed window to Rear aspect, Double  
bedroom, Door to Bathroom, Radiator, Power points,

Carpet flooring.

### **Bathroom**

Double glazed window to Side aspect, Partially tiled  
walls, Toilet, Wash hand basin, Bath tub with over  
head shower, Extractor fan, Radiator, Laminate wood  
effect flooring.

### Outside

#### **Front Garden**

Brick wall to Front and Side aspect with gated access,  
Concrete leading to Front door into the property.

#### **Rear Garden**

Fully enclosed Rear garden, Brickweave low  
maintenance garden with brick built shed/utility  
space, Rear garden access.

### **Agents Note**

**'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'**



**view this property online** [williamhbrown.co.uk/Property/LOW107900](http://williamhbrown.co.uk/Property/LOW107900)



welcome to

## Trafalgar Street, Lowestoft

- Mid-Terraced Two Bedroom House
- Two Reception Rooms
- Gas Central Heating
- Sealed Unit Double Glazing
- Close to Town Centre
- Low Maintenance Rear Garden
- Family Bathroom with Bath and Over Head Shower
- Integrated Hob, Oven and Extractor Fan in Kitchen

Tenure: Freehold EPC Rating: D



£130,000

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107900 - 0006

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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