



**Clifton Road, Lowestoft NR33 0HF**

**welcome to**

**Clifton Road, Lowestoft**

William H Brown are thrilled to present this fantastic opportunity for Investors or First Time Buyers alike, with this property on Clifton Road, South Lowestoft being offered CHAIN FREE. The property offers a perfect clean slate for individuals to put their own stamp and character on.



**William H Brown are proud to present this wonderful opportunity, ideal for a first time buyers or investors alike, to purchase this property on Clifton Road, South Lowestoft. Boasting TWO double bedrooms, family bathroom located on the First Floor. The property also has a separate Kitchen and Dining room. This offers a clean slate, allowing a potential buyer to make their own and decorate accordingly and has recently had newly laid carpet upstairs and downstairs. Benefitting from a low maintenance Rear Garden, the property is extremely close to a wide variety of local amenities including supermarkets, local shops, and Lowestoft award winning beaches and sea-front. Also, this property has the advantage of being close to North Lowestoft, for ease of access for those that may work on the opposite side of town! Viewings are highly advised; so please call today to arrange a viewing on - 01502 585998!**

## Accommodation

### Ground Floor

#### **Lounge**

11' 2" x 10' 10" ( 3.40m x 3.30m )  
Double glazed window to Front aspect, Double glazed Front door, Feature fireplace, Electric Fuse Electric, Telephone and Power points, Radiator.  
Newly laid Carpet.

#### **Dining Room**

11' 2" x 9' 8" ( 3.40m x 2.95m )  
Double glazed window to Rear aspect, Built in understairs storage, Radiator, Power points, Newly laid carpet flooring.

#### **Kitchen**

8' 7" x 6' 4" ( 2.62m x 1.93m )  
Double glazed Rear door, Double glazed window to Side aspect, Partially tiled walls, Fitted Modern Base units with Work surfaces, Space for Oven, Extractor fan, Plumbing for washing machine, Lino tile effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1 and 2, Bathroom, Radiator,  
Newly fitted Carpet flooring.

#### **Bedroom 1**

13' x 10' 10" ( 3.96m x 3.30m )  
Two Double glazed windows to Front aspect, Double bedroom, Feature fireplace, Built in storage cupboard with loft access, Radiator, Power points.  
Newly laid carpet flooring.

#### **Bedroom 2**

10' 1" x 8' 11" ( 3.07m x 2.72m )  
Double window to Rear aspect, Double bedroom,  
Power points, Radiator, Newly fitted Carpet flooring.

#### **Bathroom**

Double glazed window to Side aspect Fully tiled walls, Toilet, Wash hand basin, Bath tub with over head shower and shower screen, Extractor fan, Vinyl flooring.

### Outside

#### **Front Garden**

Side access alleyway for Bin storage and Rear garden access.

#### **Rear Garden**

Small courtyard style Rear garden, Fully enclosed with wall to Rear aspect and fencing to Side aspect.



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welcome to

## Clifton Road, Lowestoft

- Two Double Bedroom Home
- \*\* Chain Free Property \*\*
- Newly Laid Carpet Flooring
- Ideal for First Time Buyers and Investors
- Modern Kitchen
- Desirable South Lowestoft Location
- Family Bathroom with Bath and Over head Shower
- Council Tax Band: A

Tenure: Freehold EPC Rating: D



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.flooragent.com

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108251 - 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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