

Wollaston Road, LOWESTOFT NR32 2PE



welcome to

Wollaston Road, LOWESTOFT

William H Brown are delighted to present this superb Three Bedroom property on Wollaston Road. Decorated to a great standard throughout, with open plan living spaces and well sized bedrooms, this home is the perfect fit for a First Time Buyer or Investor. Please call 01502 585998 to view today!

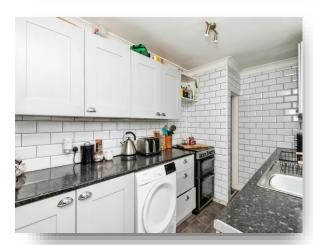












Ground Floor

Entrance Porch

Double glazed Front door into the property, Door through to Lounge, Laminate wood effect flooring.

Accommodation

Lounge

12' 2" x 11' Plus Bay (3.71m x 3.35m Plus Bay) Double glazed window to Bay aspect, Feature fireplace, Archway to Dining room, Power points, Laminate wood effect flooring.

Dining Room

12' 2" x 11' 5" (3.71m x 3.48m)

Double glazed door to Rear garden, Door to Kitchen, Feature fireplace, Radiator, Laminate wood effect flooring.

Kitchen

11' 6" x 6' 6" (3.51m x 1.98m)

Double glazed door and double glazed window to Side aspect, Fully tiled walls, Fitted Units and Work sufaces, Space for Cooker, Space for Tumble dryer, Plumbing for washing machine, Tile effect flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub, Extractor fan, Radiator, Lino flooring.

First Floor

Landing

Access to Bedrooms 1 and 2, Loft hatch, Carpet stairs and landing.

Bedroom 1

12' 1" x 10' 11" (3.68m x 3.33m)

Double glazed window to Front aspect, Double bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 5" \times 10' Plus Wardrobe ($3.48 \text{m} \times 3.05 \text{m}$ Plus Wardrobe)

Double glazed window to Rear, Double bedroom, Door leading through to Bedroom 3, Built in triple wardrobe, Radiator, Wooden flooring.

Bedroom 3

9' 3" x 6' 7" (2.82m x 2.01m) Double glazed window to Side aspect, Built in storage cupboard, Radiator, Wooden flooring.

Outside

Front Garden

Brick wall to Front with pathway to Front door of Porch.

Rear Garden

Concrete pathway to Rear access gate, Raised patio seating area and artificial lawn to Rear aspect.



William H Brown are thrilled to be able to

on Wollaston Road, offered CHAIN FREE.

Located in the hugely popular location of

North Lowestoft, the property sits within

only a short journey away, ideal for those

the home, the convenient entrance porch leads through to the bright and spacious

front. Designed to an open plan style, the

friends and family. A kitchen space can be

found to the rear, with good worktop and storage space, as well as ample room for

appliances. A bathroom with shower over

maintenance garden offers good outdoor

space, ideal for outdoor entertainment. The

spacious feel of the home continues on the first floor, with Three well sized bedrooms.

Bedrooms one and two are spacious doubles,

with an additional third bedroom having the potential to double up as a dressing room! Please call William H Brown today to view

bath can also be found to rear! A low

this fantastic family home!

lounge leads straight through to dining room, ideal for those looking to entertain

lounge, with gorgeous bay style window to

offer this gorgeous Three Bedroom property

close proximity to a variety of local amenities

such as schools, shops and transport links. In addition, the stunning Lowestoft beach is

looking to move to the coast. Upon entering



Wollaston Road, LOWESTOFT

- Three Bedroom Terraced House Offered Chain Free
- ** Open House Event on 11th May by appointment only **
- Ideal for First Time Buyers and Investors
- Well Decorated Throughout
- Separate Lounge and Dining Room
- Close to Local Amenties
- Low Maintainence Rear Garden
- Council Tax Band: A

Tenure: Freehold EPC Rating: C

offers in excess of

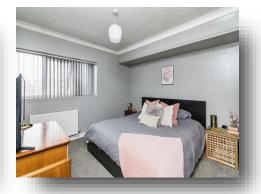
£150,000



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 part must rely upon its own inspection(s). Powered by www.foodsleant.com







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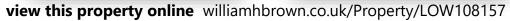
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Map data ©20024

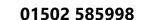
Please note the marker reflects the postcode not the actual property





Property Ref: LOW108157 - 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.







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