



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!



William H Brown are thrilled to be able to offer this gorgeous Three Bedroom property on Wollaston Road, offered CHAIN FREE. Located in the hugely popular location of North Lowestoft, the property sits within close proximity to a variety of local amenities such as schools, shops and transport links. In addition, the stunning Lowestoft beach is only a short journey away, ideal for those looking to move to the coast. Upon entering the home, the convenient entrance porch leads through to the bright and spacious lounge, with gorgeous bay style window to front. Designed to an open plan style, the lounge leads straight through to dining room, ideal for those looking to entertain 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 bath can also be found to rear! A low 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 this fantastic family home!

Accommodation

Ground Floor

Entrance Porch

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

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 surfaces, 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" x 10' Plus Wardrobe (3.48m x 3.05m 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.



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welcome to

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 Amenities
- Low Maintenance 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 party must rely upon its own inspection(s). Powered by www.focalagent.com

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108157 - 0002

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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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