



**Milton Road West, Lowestoft NR32 1SA**

welcome to

**Milton Road West, Lowestoft**

**\*\*PERFECT FOR INVESTORS OR FIRST TIME BUYERS\*\*** William H Brown are delighted to present this Three Bedroom property, in the popular location of North Lowestoft. Please call William H Brown to view this superb opportunity today!



**William H Brown are thrilled to present this Three Bedroom terrace home on Milton Road West. Located in the popular location of North Lowestoft, the home offers easy access to a variety of local amenities such as schools, shops and transport links as well as the award winning Lowestoft coastline! The property offers good reception space upon entering the home, with a cosy lounge leading straight through to the dining room. A kitchen can be found to the rear of the property, with bathroom and shower over bath! A convenient utility space has also been added to the rear at home, which is accessible via the low maintenance rear garden space. The first floor consist of two spacious double bedrooms, with stairs leading to bedroom three/ attic room. Please call 01502 585998 to view this fantastic home today!**

## Accommodation

### Ground Floor

#### **Lounge**

11' 2" x 10' 8" ( 3.40m x 3.25m )  
Double glazed window to Front aspect, Exposed Brick Fireplace, Radiator, Laminate wood effect flooring.

#### **Dining Room**

10' 8" x 10' 3" ( 3.25m x 3.12m )  
Double glazed window to Rear aspect, Door leading through to Kitchen, Power point, Radiator, Laminate wood effect flooring.

#### **Kitchen**

13' 4" x 5' 8" ( 4.06m x 1.73m )  
Double glazed door leading out to Rear garden, Double glazed window to Side aspect, Sink and drainer unit, Fitted Kitchen Wall and Base Units with Work Surfaces, Space for Cooker, Plumbing for Washing Machine, Vinyl flooring.

#### **Bathroom**

Fully tiled walls, Toilet, Wash hand basin, Bath tub with Overhead Shower, Radiator, Lino flooring.

### First Floor

#### **Landing**

Doors to Bedrooms 1 & 3, Door to Stairs to Attic Room, Carpeted stairs and carpeted landing.

#### **Bedroom 1**

11' 3" x 10' 8" ( 3.43m x 3.25m )  
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

10' 9" x 8' 8" ( 3.28m x 2.64m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

### Second Floor

#### **Bedroom 2/Attic Room**

13' x 10' 5" ( 3.96m x 3.17m )  
Velux window to Front aspect, Double bedroom, Radiator, Laminate wood effect flooring.

### Outside

#### **Front Garden**

Brick wall to Front with gated access to Path leading to Front door, Rear access gate.

#### **Rear Garden**

Concrete path leading to Outhouse/Utility Space, Landscaped Garden to Rear aspect, Fully Enclosed with Shrubbery to Side aspect.

### **Agents Note**

**We have been unable to obtain verification of building regulation certification for the historical loft conversion to the property. We ask that you satisfy yourself in this regard before proceeding.**



***view this property online*** [williamhbrown.co.uk/Property/LOW108276](http://williamhbrown.co.uk/Property/LOW108276)



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## Milton Road West, Lowestoft

- Three Bedroom Home
- \*\* Ideal for Investors and First Time Buyers \*\*
- Close to the Coast and Local Amenities
- Spacious Reception Rooms
- Low Maintenance Garden

Tenure: Freehold EPC Rating: Awaited

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108276 - 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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