



Tubby Walk, LOWESTOFT NR32 4GY

welcome to

Tubby Walk,LOWESTOFT

William H Brown Lowestoft present this THREE bedroom End-of-Terrace Family Home which spans three floors in the desirable location of Oulton. The property offers off-road parking to the side, Modern decoration throughout and a low maintenance rear garden.



William H Brown proudly presents this charming THREE bedroom home in the highly sought-after suburb of Oulton. This property welcomes you with a warm family atmosphere and features a generous, versatile floorplan that can be customised to suit your needs, with spanning three separate floors. The property has been decorated to a modern standard throughout making it easy to move into straight away and tweak to your own personal taste. The low maintenance garden provides a secure space for children to play and the wood decking provides a tranquil spot for alfresco dining and entertaining guests. With access to excellent local amenities and stunning sandy beaches nearby, this home perfectly caters to the needs of the modern family. Call William H Brown today to arrange a viewing on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Door to Front of property leading into Hall, Radiator, Wood effect flooring.

Downstairs Wc

Double glazed window to Side aspect, Toilet, Wash hand basin, Extractor fan, Radiator, Laminate wood effect flooring.

Lounge/ Diner

12' x 14' 7" (3.66m x 4.45m)
Double glazed French doors to Rear aspect, Under stairs storage, TV Point, Fitted Carpet flooring.

Kitchen

8' 8" x 12' 9" (2.64m x 3.89m)
Double glazed window to Front aspect, Fitted Kitchen Wall and Base units with work surfaces, Stainless steel sink and drainer, Spotlights, Space for washing machine, Gas hob, Boiler, Laminate wood effect flooring.

First Floor

Landing

Access to Bedrooms 1 & 2 and Bathroom, Radiator, Fitted Carpet flooring.

Bedroom 2

12' x 10' 2" (3.66m x 3.10m)
Double glazed window to Rear aspect, TV Point, Radiator, Fitted Carpet Flooring.

Bedroom 3

11' 11" x 9' 3" (3.63m x 2.82m)
Double glazed window to Front aspect, TV Point, Radiator, Power point, Fitted Carpet flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Bath with Mixer taps and Mains fed Shower, Heated Towel Radiator, Extractor fan, Laminate wood effect flooring.

Second Floor

Bedroom 1

14' 9" x 8' 4" (4.50m x 2.54m)
Double glazed window to Side aspect, Two Velux windows to Front aspect, Eaves Storage, Loft access, Two Radiators, Fitted Carpet flooring.

Outside

Front Garden

Pathway to Front door, Side driveway.

Rear Garden

Low Maintenance Rear Garden, Patio area, Wood decking, Storage shed, Artificial grass area.



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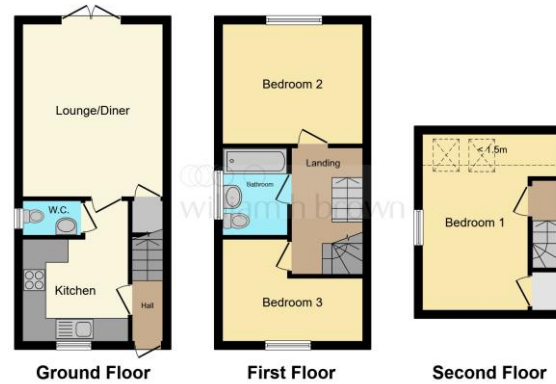


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Tubby Walk, LOWESTOFT

- Three Bedroom End-Terrace Across Three Floors
- Side Driveway Providing Off-Road Parking
- Low Maintenance Rear Garden
- Downstairs WC and First Floor Family Bathroom
- Very Spacious Main Bedroom on Third Floor
- Modern Decoration Throughout
- Popular Oulton Location
- Lounge/Diner with French Doors to Rear Garden

Tenure: Freehold EPC Rating: C



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.localagent.com

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108222 - 0004

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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