



Southfield Gardens, Lowestoft NR33 9AY



welcome to

Southfield Gardens,Lowestoft

****Attention First Time Buyers and Investors**** We are thrilled to present this Three Bedroom Mid-Terraced home based in Southfield Gardens, Lowestoft. The property is offered Chain Free and benefits from a Lounge, Spacious Kitchen/Diner, Downstairs WC and Upstairs Shower/Wetroom.



William H Brown Lowestoft offer a fantastic opportunity to purchase this THREE bedroom Mid-terraced home CHAIN FREE. The property would be a great opportunity for individuals to put their own stamp on the place and make their own, or alternatively could be a great potential investment. Based in South Lowestoft it is within easy proximity to a variety of schools, shops and transport links and close to the East Suffolk Coast - makes the home an ideal spot for all! The property offers fantastic Reception space with spacious Lounge and Kitchen/Diner and decent sized Bedrooms upstairs, two boasting in build storage space. The Rear garden is fully enclosed and offers shed space. There is a car port to the Rear of the property. For more information and to schedule in your viewing - please call us on 01502 585998 TODAY!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into property, Door to Lounge and Kitchen/Diner, Built in Understairs storage, Stairs leading to First floor landing, Radiator, Laminate wood effect flooring.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)
Double glazed window to Front aspect, Feature fireplace, Radiator, Power points, Laminate wood effect flooring.

Kitchen/ Diner

19' 6" x 10' 4" (5.94m x 3.15m)
Three Double glazed windows to Rear aspect, Door to Lean to, Partially tiled walls, Sink and Drainer unit, Fitted Wall and Base units with Work surfaces, Plumbing for washing machine, Space for 50/50 Fridge Freezer unit, Space for Cooker, Power points, Radiator, Space for Breakfast table, Partially laminate flooring and partially tiled flooring.

Donwstairs Wc

Toilet, Lino tile effect flooring.

Lean To

13' 4" x 6' 9" (4.06m x 2.06m)
Door to Garden, Side access to alleyway, Fitted worktops, Space for White goods, Lino tile effect flooring.

First Floor

Landing

Access to Bedrooms 1,2,3 and Shower/Wetroom, Carpeted stairs and wooden landing area.

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)
Double glazed window to Front aspect, Double Bedroom, Built in storage, Radiator, Power points, Wooden flooring.

Bedroom 2

13' 1" x 8' 5" (3.99m x 2.57m)
Double glazed window to Rear aspect, Double Bedroom, Sliding door to Bathroom, Built in Storage, Radiator, Power points, Wooden flooring.

Wetroom/Shower Room

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Wet room style shower area, Loft hatch, Radiator, Lino flooring.

Bedroom 3

9' 11" x 9' 1" (3.02m x 2.77m)
Double glazed window to Front aspect, Radiator, Power points, Wooden flooring.

Outside

Front Garden

Fencing to Front with gate and pathway leading to Front door, Grass to Side with shrubbery.

Rear Garden

Fully Enclosed Rear Garden, Patio with grass to Side and Two timber sheds, Rear access gate with gated access to Car Port to Rear.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Southfield Gardens, Lowestoft

- Spacious Three Bedroom Mid-Terraced Home
- ** Offered Chain Free **
- Fully Enclosed Rear Garden
- Great For First Time Buyers and Investors Alike
- Downstairs WC and Upstairs Shower Room/Wetroom
- Located Close to Local Amenities
- Kitchen/Diner with Ample Cupboard Space
- Gas Central Heating

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.localagent.com

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108318 - 0003

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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