



Lloyds Avenue, Kessingland Lowestoft NR33 7TT



welcome to

Lloyds Avenue, Kessingland Lowestoft

William H Brown Lowestoft are delighted to present this TWO Bedroom Semi-Detached Bungalow on Lloyds Avenue, Kessingland. The property benefits from modern Kitchen/Diner and Shower room as well as off road parking and garage nearby.



We are delighted to present this lovely presented TWO Bedroom SEMI-DETACHED BUNGALOW situated on Lloyds Avenue, Kessingland. The property is situated in a lovely village location which is just a short walk from local amenities and the Suffolk Coast. A particular feature of this property is the spacious front and rear garden space which can be enjoyed for a variety of uses; with laid lawns, patio area to the Rear and space for a shed with flower and shrubbery borders. You enter the property itself via handy entrance porch which leads you into the lounge, made cosy with a Feature fireplace. The Kitchen is modern in style with plenty of room for a Dining table - perfect for hosting and entertaining guests. Both bedrooms have easy access to the neighbouring Shower Room. The property also offers off road parking and a garage on a block just a short distance away. This property would suit a range of purchasers with its specific situation and we would recommend viewing whilst still available. Call us on 01502 585998 TODAY to schedule in your viewing.

Accommodation

Ground Floor – Bungalow

Entrance Porch

Double glazed window and Front door, Door leading to Lounge, Carpet flooring.

Lounge

17' 8" x 11' 11" (5.38m x 3.63m)

Double glazed window to Front aspect, Feature Fireplace, Door to Hallway, Radiator, Power points, Carpet flooring.

Kitchen

15' 2" x 8' 10" (4.62m x 2.69m)

Double glazed windows and doors to Rear aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with Work surfaces, Sink and drainer unit, Integrated electric hob, Overhead Extractor fan, Integrated eye-level Oven, Space for 50/50 Fridge freezer unit, Plumbing for Slimline Dishwasher and Washing machine, Spotlights, Laminate wood effect flooring.

Hallway

Access to all rooms of the Bungalow, Loft hatch, Built in airing cupboard, Carpet flooring.

Bedroom 1

12' 2" x 8' 7" (3.71m x 2.62m)

Double glazed window to Front aspect, Double Bedroom, TV and Power points, Radiator, Carpet flooring.

Bedroom 2

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to Rear aspect, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Corner shower cubicle, Radiator, Lino flooring.

Outside

Front Garden

Enclosed Lawned garden with flower and shrubbery borders, Foot path leading to Front door of Bungalow, Low level picket fence surround.

Rear Garden

Patio leading to grass with pathway to Rear access gate, Timber shed to Rear, Shrubby to Side aspect, Side access gate to Front Garden.

Garage

Garage en Block.



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Lloyds Avenue, Kessingland Lowestoft

- Two Bedroom Semi-Detached Bungalow
- Desirable Village Location
- Spacious and Modern Kitchen/Diner
- Lounge with Feature Fireplace
- Generous Front and Rear Gardens
- Modern Shower Room
- Off Street Parking and Garage Near By
- Close to the Coast and Local Amenities

Tenure: Freehold EPC Rating: D



£195,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108297 - 0005

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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