



Edinburgh Road, Lowestoft NR32 1SU

welcome to

Edinburgh Road, Lowestoft

William H Brown are delighted to be able to present this THREE bedroom Mid-terraced family home on Edinburgh Road, North Lowestoft. It boasts two decent sized reception rooms which lead to a galley kitchen, a modern family bathroom, two double bedrooms and a third bedroom ideal for a dressing room.



Accommodation

William H Brown are delighted to be able to present this THREE bedroom Mid-terraced family home on Edinburgh Road, North Lowestoft. The property is located in a convenient location; with being only a short walk from local amenities such as Lowestoft town centre, schools and award winning beaches. There is varied entertainment for those of all ages with nearby cinema and restaurants.

The property is modern with cosy aspects such as electric fireplace, spotlights and warm coloured laminate flooring, contrasting tiles and carpets. Neutral colours used throughout mean the property is light and airy which makes this property easy to move into. You enter into the property via an entrance porch which leads to a spacious lounge. This in turn leads to a dining room - which has access to the galley kitchen; making the layout desirable for hosting and entertaining guests. The family bathroom is a crisp white three piece suite, including a bath with overhead shower. Upstairs, on the first floor there are three bedrooms; two double with a third bedroom ideal to utilize otherwise as a dressing room or study. Outside, the rear garden is low maintenance with being fully enclosed to provide privacy. A brickweave patio provides an ideal place to have seating outside in the summer months. This home has so much to offer and would be well suited to first time buyers and investors. Get in touch TODAY to schedule in your viewing by calling 01502 585998 !

Ground Floor

Entrance Porch

Double glazed window to front aspect, Double glazed front door, Laminate wood effect flooring.

Lounge

11' 3" x 10' 10" (3.43m x 3.30m)
Double glazed window to front aspect, Access into dining room, Electric fireplace, Power and TV Points, Radiator, Laminate wood effect flooring.

Dining Room

11' 3" x 10' 10" (3.43m x 3.30m)
Double glazed door to rear, Door leading into kitchen, Built in under stairs pantry, Power and Internet points, Radiator, Carpet stairs leading to landing of first floor.

Kitchen

9' x 5' 7" (2.74m x 1.70m)
Double glazed window to side aspect, Access to rear lobby, Partially tiled walls, Fitted kitchen bottom units with work surfaces, Sink and drainer unit, Spotlights, Space for electric oven, Space for washing machine and tumble dryer, Power points, Tiled flooring.

Rear Lobby

Door leading to bathroom, Spotlights, Radiator, Power points, Space for a 50/50 fridge freezer unit, Tiled flooring.

Bathroom

Double glazed window to side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with shower screen and over head shower, Extractor fan, Shaving point, Towel radiator, Tiled flooring.

First Floor

Landing

Access to Bedrooms 1 and 2, Carpet stairs and landing flooring.

Bedroom 1

11' 4" x 10' 11" (3.45m x 3.33m)
Double glazed window to rear, Double bedroom, Access to Bedroom 3/Dressing room, Power points, Carpet flooring.

Bedroom 3/Dressing Room

8' 8" x 5' 7" (2.64m x 1.70m)
Double glazed window to side aspect, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 2" x 10' 10" (3.40m x 3.30m)
Double glazed window to front aspect, Double bedroom, Built in wardrobe with loft hatch leading to boarded loft space, Radiator, Carpet flooring.

Outside

Front Garden

Brick wall to front with gated access to concrete path which leads to front door, Bin storage area, Low maintenance.

Rear Garden

Fully enclosed, Low maintenance, Brickwave patio seating area, Rear access gate.



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welcome to

Edinburgh Road, Lowestoft

- Three Bedroom Mid-Terraced House
- Lounge and Dining Room
- ** Attention First Time Buyers and Investor **
- Low Maintenance Enclosed Rear Garden
- North Lowestoft Location; Close to Local Amenities
- Downstairs Bathroom with Bath and Overhead Shower
- Modern Decoration and Well Decorated Throughout
- Galley Style Kitchen

Tenure: Freehold EPC Rating: Awaited



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108364 - 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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