



Cowslip Crescent, Lowestoft NR33 8LB

welcome to

Cowslip Crescent,Lowestoft

William H Brown are delighted to present this Two Bedroom Maisonette on Cowslip Crescent. Located in the popular location of Carlton Colville, the home sits amongst a variety of local amenities such as schools, shops and bus routes. Please call 01502 585998 to book a viewing today!



Accommodation

First Floor

Steps leading up to Front door.

Entrance Hall

Double glazed Front door, Built in storage cupboard, Access to all rooms of property, Radiator, Power points, Loft hatch, Carpet flooring.

Lounge

15' 7" x 12' 1" (4.75m x 3.68m)
Double glazed windows to Front and Rear aspect, Feature fireplace, TV and Power points, Radiator, Carpet flooring.

Kitchen

9' 2" x 6' 10" (2.79m x 2.08m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for 50/50 Fridge freezer, Integrated Gas Hob, Oven, with Over head extractor fan, Under unit lighting, Power points, Tiled flooring.

Bedroom 1

11' 6" x 10' 3" (3.51m x 3.12m)
Double glazed window to Rear aspect, Double bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

10' 10" x 5' 6" (3.30m x 1.68m)
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Vanity unit, Bath with over head shower, Radiator, Lino tiled effect flooring.

Outside

Rear Garden

Beautifully maintained grass to Front with chained post surrounding, Driveway to side aspect leading to garage at the Rear.

Parking

On street parking to the front of the property. Garage and Off road parking to the back.

Agents Note

The garages situated beneath the property are held on leasehold titles with a term of 199 years from 1983. The property has Green Deal solar panels installed, payment for which is linked to the utility provider. Please make enquiries with regards to ongoing costs. The term of the lease is 25 years from 2012. We would ask that you make enquiries with your conveyancer and seek guidance in respect of lending to satisfy any specific requirements.

William H Brown are pleased to offer this Two Bedroom Maisonette property on Cowslip Crescent. Located in Carlton Colville, the home offers ample amenities within close proximity. The property is an ideal first-time purchase or investment, with great buy to let potential! A beautifully landscaped garden to front offers good outdoor space, with stairs leading to the maisonette. Upon entering the home, the convenient entrance hall offers access to all rooms within the property, including a spacious lounge, kitchen and family bathroom. Two bedrooms are also located off of the bedroom, with an extremely large master bedroom available. Please call William H Brown to book a viewing on this one-of-a-kind home today!



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welcome to

Cowslip Crescent, Lowestoft

- First Two Bedroom Masionette
- ** Attention First Time Buyers and Investors **
- Leased Solar Panels on the Roof
- Kitchen with Integrated Oven and Hob
- Bathroom with Bath and Overhead Shower
- Desirable Carlton Colville Location
- Close to Local Amenities and Bus Routes
- Spacious Lounge with Feature Fireplace

Tenure: Freehold EPC Rating: E



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

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108377 - 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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk