

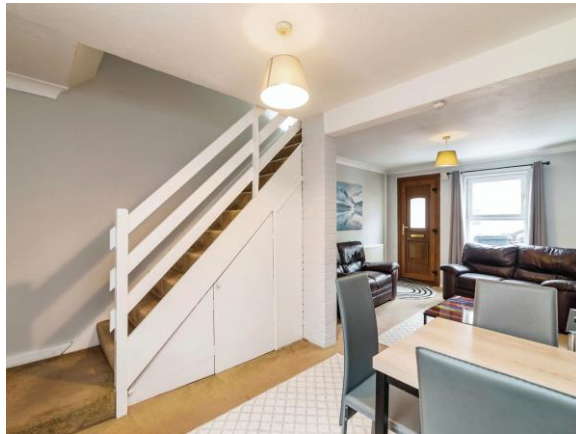


Bevan Street West, Lowestoft NR32 2AB

welcome to

Bevan Street West, Lowestoft

We are thrilled to present this fantastic opportunity for investors and first time buyers alike to purchase this TWO bedroom home on Bevan Street West- located close to local amenities in North Lowestoft. The property has great reception space with an Lounge/Diner leading to the Galley Kitchen.



William H Brown Lowestoft are delighted to present this conveniently positioned property close to the town centre, with easy access to local amenities and the desirable award-winning beaches which can be enjoyed by all ages. The property itself has ample reception space with having a spacious open plan Lounge/Diner which provides multi-functional space and access to a handy lean to which can be utilised as utility space and the Galley kitchen. This set up is ideal for socialising and entertaining guests when hosting. The bathroom downstairs is fully tiled and has a bath tub with an overhead mains shower to suit the demands of modern day living. Upstairs has two decent sized bedrooms, with one having fitted storage which also houses the boiler. Outside, the rear garden is fully enclosed for privacy and is low maintenance with a patio area and laid lawn. Viewings come highly recommended - to schedule in yours; call us on 01502 585998 TODAY!

Accommodation

Ground Floor

Lounge/Diner

21' 5" x 11' 9" (6.53m x 3.58m)

Front door, Double glazed window to Front and Rear aspect, Under stairs storage cupboard, Stairs leading to First floor landing, TV and Power points, Two radiators, Fitted carpet.

Kitchen

11' x 5' 4" (3.35m x 1.63m)

Double glazed window to Side aspect, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Tiled splashback, Space for Oven/Hob, Space for Fridge freezer, Tiled flooring.

Bathroom

Double glazed window to Side aspect, Toilet, Wash hand basin, Bath with mixer taps and overhead mains fed shower, Extractor fan, Radiator, Tiled flooring.

Lean To

14' 8" x 5' (4.47m x 1.52m)

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

First Floor

Landing

Access to Both bedrooms, Loft access, Carpeted stairs and landing area.

Bedroom 1

11' 8" Max x 12' 9" Max (3.56m Max x 3.89m Max)

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

Bedroom 2

8' 8" x 8' 8" (2.64m x 2.64m)

Double glazed window to Rear aspect, Storage cupboard housing boiler, Radiator, Power points, Carpet flooring.

Outside

Rear Garden

Pathway to Rear gate, Fully enclosed via Wooden fence, Patio area, Lawned aspect.



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welcome to

Bevan Street West, Lowestoft

- Two Bedroom Mid-Terraced Home
- ** Attention First Time Buyer and Investors Alike **
- Spacious Lounge/Diner
- Galley Style Kitchen
- Close to Local Amenities
- Bathroom with Bath and Overhead Mains Fed Shower
- Handy Lean To
- Enclosed and Low Maintenance Rear Garden

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

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108315 - 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.



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