



Nursery Close, Lowestoft NR32 3FF

welcome to

Nursery Close, Lowestoft

William H Brown Lowestoft are delighted to present this charming SHARED OWNERSHIP home, ideal for First Time Buyers getting on the property market - with a share of 65 percent being offered. The property is decorated to a modern standard throughout and boasts two allocated parking spaces.



We are thrilled to be able to present this fantastic opportunity for First Time Buyers to purchase this SHARED OWNERSHIP two-bedroom home. The advertised price is for the sixty five percent share which is on offer. The property is situated in a fantastic position with having a communal green and pond nearby, which is a particular attraction for natural wildlife such as swans and ducks. The ground floor features underfloor heating throughout, ensuring a warm and comfortable living environment. The fully fitted kitchen is designed for convenience and style, while the ground floor also includes a W/C for added practicality. The spacious lounge is a highlight, offering ample room for relaxation and entertainment, with elegant French doors that open to the rear garden. On the first floor, you will find two generously sized bedrooms and the well-equipped family bathroom is designed with modern amenities to meet all your needs. Externally, the property benefits from two off-road parking spaces at the front, providing ample parking for residents and guests. The rear of the property features an enclosed garden, complete with a laid lawn and a patio area, perfect for outdoor dining and recreation. This home is a perfect blend of comfort, convenience, and natural beauty, making it an ideal choice for first-time buyers looking to step onto the property ladder. Call William H Brown today to arrange a viewing on 01502 585998.

Accommodation

Ground Floor

Entrance Hall

Double glazed door to Front aspect leading into the property, Staircase leading to First Floor landing, Access to Kitchen which leads through to Downstairs WC and Lounge, Power points, Vinyl flooring.

Kitchen

13' x 8' 6" (3.96m x 2.59m)
Double glazed window to Front aspect, Tiled splashback, Fitted modern grey Wall and Base units with work surfaces, Sink and drainer units, Integrated Neff Oven, Cookerhood, Space for Fridge freezer unit, Boiler, Space for Dishwasher, Vinyl flooring.

Downstairs Wc

Toilet, Wash hand basin, Extractor fan, Vinyl flooring.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)
French doors to Rear aspect, Under stair storage, TV Point, Power points, Radiator, Fitted carpet flooring.

First Floor

Landing

Access to both Bedrooms and Bathroom, Smoke alarm, Radiator, Power points, Carpet flooring.

Bedroom 1

11' 9" x 10' 5" (3.58m x 3.17m)
Double glazed window to Rear, TV Points, Heating control panel, TV Points, Fitted carpet.

Bedroom 2

9' 4" x 12' 9" (2.84m x 3.89m)
Double glazed window to Front aspect, Loft access, TV and Power points, Fitted carpet flooring.

Bathroom

Partially tiled walls, Toilet, Wash hand basin, Panelled bath with mixer taps and shower, Radiator, Power points, Extractor fan, Shaving points, Vinyl flooring.

Outside

Front Garden

Two allocated parking spaces, Outside light, Access to Front door entrance into the property.

Rear Garden

Rear gated access, Patio, Wooden fenced surround, Outside light.

What Is Shared Ownership?

Shared Ownership enables you to buy a share in the home via a mortgage or savings and you pay a reduced rent on the part you do not own. The initial percentage that you buy would be 65 percent.

Agents Note

This property is currently under shared ownership in conjunction with Asset Homes who have criteria for any purchase, the advertised price is for the sellers 65% share with £166 rent payable per month to Asett Homes. Please contact Asett Homes for guidance and eligibility criteria. Your conveyancer will advise you.



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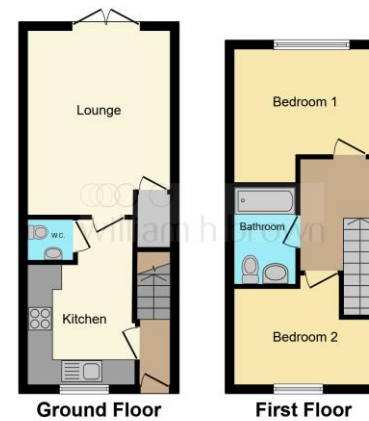
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Nursery Close, Lowestoft

- Two Bedroom Shared Ownership Property - Offering 65 % Share
- Two Allocated Parking Spaces to the Front
- Modern Decoration Throughout
- Kitchen with Integrated Neff Oven
- Downstairs WC and Upstairs Family Bathroom
- Spacious Lounge with French Doors leading to Rear Garden
- Quiet Location Close to Local Pond to Enjoy
- Downstairs Underfloor Heating with Individual Controls

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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

£143,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108380 - 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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