

Bridge Road, Lowestoft NR32 3LN



# welcome to

# Bridge Road, Lowestoft

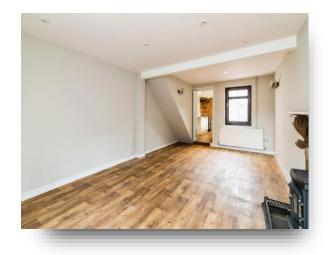
William H Brown Lowestoft are excited to present this GREAT opportunity to purchase this THREE bedroom SEMI-DETACHED home on Bridge Road. The property is located in the popular and sought after area of Oulton Broad; with a plethora of local amenities.













#### **Accommodation**

#### **Ground Floor**

#### Lounge

22' 4" x 11' 8" ( 6.81m x 3.56m ) Wooden Front door leading into the property, Double glazed windows to Front and Rear aspect, Feature fireplace, Stairs to first floor landing, Access to Kitchen, Two radiators, Power points, TV Point, Wood effect vinyl flooring.

#### Kitchen

12' 1" x 6' 1" ( 3.68m x 1.85m ) Double glazed window to Side aspect, Wall and Base units with work surfaces, Sink and drainer units, Space for oven, Overhead cookerhood, Radiator, Power points, Tiled flooring.

#### Wetroom

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Heated towel rail, Wet room style shower unit with flooring.

## First Floor

#### Landing

Access to all three bedrooms, Loft access, Radiator.

#### Bedroom 1

11' 10" x 8' 4" ( 3.61m x 2.54m ) Double glazed window to Front aspect, Built in wardrobes, Radiator, Power points, Carpet flooring.

#### Bedroom 2

 $8^{\prime}$  6" x 7' 1" ( 2.59m x 2.16m ) Double glazed window to Rear aspect, Radiator, Carpet flooring.

William H Brown are delighted to present

this THREE bedroom SEMI-DETACHED home

on Bridge Road, Oulton Broad. The property is located in a popular location, only two

minute walk away from Oulton Broad Central

Park. There is also a great selection of local

amenities also in walking distance; from

places shop, to eat and drink and visit. The area is a particular tourist attraction,

renowned for its thriving water sports and

The home itself has recently undergone

enter the property to a spacious lounge,

is wetroom format, suiting the busy

demands of modern day living. Upstairs,

property is a low maintenance courtyard ideal for outdoor seating in the summer months. There are also two outbuildings

complete with feature fireplace which adds

the Kitchen, which is galley style and leads through to the downstairs shower room. This

charm and character. This has easy access to

there are three bedrooms. To the rear of the

which provide outside storage space. With so

much potential and with suiting a range of buyers with size and location - we urge early

01502 585998 to schedule in your viewing!

viewings to avoid missing out. Call us on

renovation work improvements by the current owner, which includes structural and cosmetic enhancements - making it easy to move into and tweak to personal taste. You

power boat racing.



#### Bedroom 3

12' 1" x 6' 1" ( 3.68m x 1.85m ) Double glazed window to Side aspect, Power points, Radiator, Laminate wood effect flooring.

## <u>Outside</u>

#### Front Garden

Brickwall with gated access, Patio to front aspect.

### Rear Garden

Low maintenance Courtyard, Two outbuildings for storage, Side access gate.

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# Bridge Road, Lowestoft

- Three Bedroom Semi-Detached Home with Recent Renovation
  Work
- Popular Oulton Broad Location
- Close to Local Amenities
- Downstairs Wetroom
- Galley Style Kitchen
- Low maintenance Courtyard
- Two Outbuildings to use for Storage Purposes
- Double Glazed and Central Heating Throughout

Tenure: Freehold EPC Rating: D

# £125,000





view this property online williamhbrown.co.uk/Property/LOW107827



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 lability is taken for any error, omission or misstatement. A party must rely upon its own inspections). Powered by www.kocalagient.com





Please note the marker reflects the postcode not the actual property



Property Ref: LOW107827 - 0009 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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