



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.



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 power boat racing.

The home itself has recently undergone 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 enter the property to a spacious lounge, complete with feature fireplace which adds charm and character. This has easy access to the Kitchen, which is galley style and leads through to the downstairs shower room. This is wetroom format, suiting the busy demands of modern day living. Upstairs, there are three bedrooms. To the rear of the property is a low maintenance courtyard ideal for outdoor seating in the summer months. There are also two outbuildings which provide outside storage space. With so much potential and with suiting a range of buyers with size and location - we urge early viewings to avoid missing out. Call us on 01502 585998 to schedule in your viewing!

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' 6" x 7' 1" (2.59m x 2.16m)
Double glazed window to Rear aspect, Radiator, Carpet flooring.

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.

Outside

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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welcome to

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



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

£125,000



Please note the marker reflects the postcode not the actual property

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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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