



Norwich Road, Lowestoft NR32 2BJ

welcome to

Norwich Road, Lowestoft

** Guide Price £140,000 - £150,000 ** IDEAL BUY FOR INVESTORS AND FIRST TIME BUYERS** William H Brown are delighted to present this Three Bedroom property on Norwich Road, offered CHAIN FREE. The home offers good living space throughout, with spacious bedrooms and situated in an ideal location.



**** Guide Price £140,000 - £150,000 **William H Brown are thrilled to present this Three Bedroom property, located in the hugely popular area of North Lowestoft and offered *CHAIN FREE*. The property boasts fantastic potential for first time buyers or investors alike! Located in the heart of North Lowestoft, the home only sits a stone's throw away from the varying local amenities such as schools, shops and transport links, with the gorgeous Lowestoft beach only a short journey away! The property offers fantastic reception room across the first floor, with open plan style living and dining room space, perfect for entertaining. A sizeable kitchen can also be found to the rear with ample worktop space and room for white goods, as well as convenient family bathroom to rear, decorated to an excellent standard. A rear garden offers good, yet low maintenance outdoor space for families to enjoy. The first floor continues the spacious feel found throughout the home, with three sizeable bedrooms. Bedrooms one and two are a superb double size, with a well sized third bedroom too! Please call William H Brown on 01502 585998 to view this excellent home today!**

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Dining Room, Carpeted stairs leading to First Floor Landing, Laminate wood effect flooring.

Lounge

10' 11" x 9' 9" (3.33m x 2.97m)
Double glazed window to Front aspect, Open plan with Dining Room, Power points, Laminate wood effect flooring.

Dining Room

13' 1" x 10' 11" (3.99m x 3.33m)
Double glazed window to Rear aspect, Open plan with Lounge, Door to Kitchen, Brick built Feature fireplace, Radiator, Power points, Laminate wood effect flooring.

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)
Double glazed window to Side aspect, Modern fitted Kitchen units with work surfaces, Sink and drainer unit, Integrated Induction Hob, Cookerhood, Eye level integrated Oven, Plumbing for washing machine and dishwasher, Space for Fridge, Space for Freezer, Power pints, Tiled flooring.

Rear Lobby

Double glazed Side door leading to Garden, Door to Bathroom, Built in storage cupboard, Tiled flooring.

Bathroom

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Vanity unit, Bath tub with over head shower unit and shower screen, Extractor fan, Towel radiator, Tiled flooring.

First Floor

Landing

Doors leading to Bedrooms 1 and 2, Carpet flooring.

Bedroom 1

13' 1" x 11' 1" (3.99m x 3.38m)
Double glazed window to Rear aspect, Double bedroom, Access to Bedroom 3, Radiator, Power points, Carpet flooring.

Bedroom 3

11' 6" x 6' 11" (3.51m x 2.11m)
Double glazed window to Side aspect, Radiator, Power points, Carpet flooring.

Bedroom 2

13' 11" x 10' 11" (4.24m x 3.33m)
Double glazed window to Front aspect, Double bedroom, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Brick wall to Front aspect with gated access leading to Front door.

Rear Garden

Concrete paving leading to grass to Side aspect, Fully enclosed via fencing, Rear access gate, Timber shed with running electric to Rear.



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Norwich Road, Lowestoft

- ** Guide Price £140,000 - £150,000 **
- Ideal for First Time Buyers and Investors
- Three Bedroom Home Offered CHAIN FREE
- Close to the Coast and Local Amenities
- Open Plan Lounge/Dining Room
- Spacious Rooms Throughout, Modern Kitchen and Bathroom
- New Boiler with 2 Year Warranty and 10 Year Guarantee
- South Facing Garden

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £150,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108335 - 0004

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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