



**Cambridge Road, Lowestoft NR32 1TF**

**welcome to**

**Cambridge Road,Lowestoft**

William H Brown are excited to present this THREE bedroom home located on Cambridge Road in North Lowestoft, close to an abundance of local amenities and within a half an hour walk to Lowestoft's award winning coastline. This property is fantastic for an investor, with tenants already in situ.



**William H Brown Lowestoft are thrilled to present this THREE bedroom home in North Lowestoft. Cambridge Road can be found in the heart of Lowestoft, with a variety of shops on its doorstep and only a short walk away from Lowestoft's town centre, as well as the superb Easterly coastline! The property offers a good flow of living space, with walking into interlinking Reception rooms - ideal for entertaining with easy access through to the galley style Kitchen; equipped with plenty of cupboard space. This then leads through to the family bathroom, fitted with a bath tub and over head shower - to suit busy modern day living needs. Upstairs, all bedrooms are off of the landing, with two double bedrooms and a decent sized third which could otherwise be utilised as a study or dressing room. Externally, the front of the property has a small brick wall and gated access, with a pathway leading to the front door and bin storage to the side. The Rear garden is low maintenance with concrete decking for outdoor furniture leading to artificial grass. With plenty to offer we can really see this property being ideal for an investor, with a demand for rental properties in the area and this one already having tenants in situ. For more information and to schedule in your viewing - please call us on 01502 585998 TODAY!**

## Accommodation

### Ground Floor

#### **Lounge**

11' 1" x 11' 5" ( 3.38m x 3.48m )  
Double glazed Front door leading into the property, Double glazed window to Front aspect, Feature fireplace, Radiator, Power points, Laminate wood effect flooring.

#### **Dining Room**

11' 1" x 14' 9" ( 3.38m x 4.50m )  
Double glazed window to Rear aspect, Access through to Lounge one side and Kitchen the other, Power points, Laminate wood effect flooring.

#### **Kitchen**

6' 5" x 9' 6" ( 1.96m x 2.90m )  
Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen Wall and Base units either side with work surfaces, Space for Gas Oven and Hob, Space and plumbing for Washing machine, Power points, Laminate wood effect flooring.

#### **Rear Lobby**

Double glazed Side door leading to Rear Garden, Door to Bathroom, Radiator, Lino flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Bath with overhead shower, Extractor fan, Vinyl flooring.

### First Floor

#### **Landing**

All Bedrooms off landing, Carpeted stairs with laminate wood effect flooring landing area.

#### **Bedroom 1**

11' 4" x 11' 1" ( 3.45m x 3.38m )  
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

11' 7" x 7' 5" ( 3.53m x 2.26m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

9' 6" x 6' 6" ( 2.90m x 1.98m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

### Outside

#### **Front Garden**

Brick wall to front aspect with gated access, pathway leading to Front door, Bin storage to Side aspect.

#### **Rear Garden**

Concrete decking leading to low maintenance artificial lawn with Rear gate access, Space for garden shed.



**view this property online** [williamhbrown.co.uk/Property/LOW108441](http://williamhbrown.co.uk/Property/LOW108441)



welcome to

## Cambridge Road, Lowestoft

- Three Bedrooms Off Landing
- \*\* Investors Only - Tenants in Situ \*\*
- Separate Lounge and Dining Room
- Downstairs Bathroom with Shower Over Bath
- Galley Style Kitchen with Ample Storage
- Central Location Close to Local Amenities
- Low Maintenance Rear Garden
- Great Living Space Flow

Tenure: Freehold EPC Rating: D



# £140,000

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

**view this property online** [williambrown.co.uk/Property/LOW108441](https://www.williambrown.co.uk/Property/LOW108441)



Property Ref:  
LOW108441 - 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.



william h brown



**01502 585998**



[Lowestoft@williambrown.co.uk](mailto:Lowestoft@williambrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williambrown.co.uk](https://www.williambrown.co.uk)**