



Gloucester Avenue, Lowestoft NR32 4SQ

welcome to

Gloucester Avenue, Lowestoft

William H Brown Lowestoft are thrilled to offer this TWO bedroom BUNGALOW, offered CHAIN FREE, on Gloucester Avenue. The home comes with off road parking leading to garage and consists of; Entrance Porch and Hall, Spacious Lounge, Fitted Kitchen leading to Conservatory and a Family bathroom.



Accommodation

Ground Floor

Entrance Porch

Double glazed Front door into the property, Double glazed windows to Front and side aspects, Access to Entrance Hall.

Entrance Hall

Double glazed window to Side aspect, Access to Kitchen and Lounge.

Lounge

14' 9" x 10' 5" (4.50m x 3.17m)
Double glazed window to Front and Side aspect, Access through to the Kitchen, Feature Fireplace, Power points, Radiator, Carpet flooring.

Kitchen

9' 6" x 14' 8" (2.90m x 4.47m)
Double glazed window to Rear aspect, Partially tiled walls, Door to Side aspect leading through to Conservatory, Fitted Kitchen Wall and Base units with Work Surfaces, Sink and drainer unit, Electric Hob and Oven, Space for appliances, Space for Kitchen table, Loft access, Radiator, Power points, Carpet flooring.

Conservatory

6' x 7' 11" (1.83m x 2.41m)
Double glazed windows to Rear aspect, Door to Side, Tiled flooring.

Bedroom 1

10' 4" x 10' 4" (3.15m x 3.15m)
Double glazed window to Rear aspect, Radiator, Power points.

Bedroom 2

8' 8" x 11' 4" (2.64m x 3.45m)
Double glazed window to Front aspect, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Tiled walls, WC, Wash hand basin, Bath with Overhead Shower unit and curtain rail, Tiled flooring.

Outside

Front Garden

Low rise Brick wall to mark property from public footpath, Slopped driveway to Side of the property, leading to Garage access and Front Door of the Entrance porch to the Home. Low maintenance staggered paving.

Rear Garden

Patio slabs laid near Conservatory, Steps and brick wall leading up to raised low maintenance garden which would be ideal for a range of flower pots and outdoor furniture, Fencing either Side aspects and privacy Hedge to Rear.

Garage

We are delighted to present the opportunity to purchase this CHAIN FREE, Two Bedroom Detached (Linked via Garage) on Gloucester Avenue, Lowestoft. Situated on an established and popular residential area in North Oulton Broad, means the home is well placed - only a few miles out of the town centre and with great transport links. Local shops are also within easy walking distance. The home itself has plenty off road parking to the side of the Front of the Bungalow, accessible via dropped kerb which leads to a garage. This also has close access to the Front door entrance Porch. The hallway grants easy access to the Reception rooms - making the property ideal for hosting and entertaining guests. The Lounge is spacious and made homely with Feature Fireplace and has easy accessibility through to the Kitchen. The Kitchen creates a central hub of the home, with plenty of storage space and room for a Kitchen table also. In addition, this also leads through to a Conservatory - giving a nice flow to interlinking rooms which can also be utilised to suit buyer's needs. An additional hallway then provides access to the two separate bedrooms, located conveniently close by to the bathroom. Outside, is a patio area and steps leading up to a low maintenance Rear Garden space. The property is in need of some renovation and modernisation; but holds plenty of potential for a range of purchasers. Viewings come recommended to fully appreciate the full potential. Call us on 01502 585998 TODAY!



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Gloucester Avenue, Lowestoft

- Two Bedroom Linked (via Garage) Detached Bungalow
- ** Offered Chain Free **
- Off Road Parking Leading to Garage
- Close to Local Amenities
- Conservatory Leading off Kitchen
- Spacious Lounge with Feature Fireplace
- Opportunity to Put Your Own Stamp on
- Lots of Potential - Viewings Recommended

Tenure: Freehold EPC Rating: C



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.foalagent.com

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108496 - 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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