



Dell Court Dell Road, Lowestoft NR33 9NT



**william
h brown**

welcome to

Dell Court Dell Road,Lowestoft

William H Brown are delighted to present this TWO DOUBLE BEDROOM, GROUND FLOOR FLAT which is decorated to a high standard throughout. The property also benefits from a communal access garden and an allocated parking space. This would be ideal for First Time Buyers getting on the property ladder!



William H Brown are excited to present this TWO Double Bedroom, GROUND FLOOR Flat located on Dell Court. The home is situated in a popular location of South Lowestoft with a range of local amenities close by to local pubs, restaurants, cafes and bars. Oulton Broad is within easy walking distance and there are great transportation routes via buses and trains to Lowestoft, Norwich and Ipswich as well as other nearby towns and villages.

The property is located on the ground floor with entering a hallway which conveniently provides access to all rooms. The current owner has made substantial investment and completed fantastic modern renovations to the property - making it ideal to move into straight away; with only needing to tweak to personal tastes. A Baxi Boiler was installed in 2022. The Lounge is spacious with plenty of room for a sofa and dining room table. The Kitchen is Modern, Sleek and stylish with Integrated eye level oven and integrated gas hob. Both bedrooms are double sized, one benefiting from handy built in wardrobe space. The bathroom was fitted this year, with clever in built storage. It is fully splashback for easy maintenance and equipped with a double tray spacious shower cubicle to suit busy modern day living The home would be ideal for those looking to start out on the property ladder, require easy access or wish to relocate to the coast. Please give us a call on 01502 585998 to schedule in a viewing and avoid missing out!

Ground Floor – Flat

Entrance Hall

Access to All Rooms, Storage cupboard for Coat storage, Power points, Radiator, Carpet flooring.

Lounge

16' 11" x 10' 3" (5.16m x 3.12m)

Double glazed window to Front aspect, Power points, Radiator, Carpet flooring.

Kitchen

12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to Rear aspect, Fitted Kitchen Units with Work surfaces, Sink and drainer unit, Integrated Gas hob, Integrated Eye Level Oven, Space for 50/50 Fridge/Freezer unit, Plumbing for washing machine, Power points, Laminate Wood Effect Flooring.

Bedroom 1

12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

12' 3" x 9' 11" (3.73m x 3.02m)

Double glazed window to Rear aspect, Double Bedroom, Radiator, Built in Wardrobes and Units, Carpet flooring.

Bathroom

Newly renovated and fitted this year; Double glazed window to Rear aspect, Full splashback, WC, Wash hand basin with underneath storage unit, Walk in shower cubicle with Double shower tray, Shaver point with light, Tall Mirrored Storage Cabinet, Radiator, Vinyl flooring.

Outside

Garden

Communal Garden to Front and Rear aspect. Allocated car parking space.

Additional Information

Baxi Boiler: Installed 2022

Kitchen: Installed 2023

Bathroom: Installed this year, 2024

Carpets: Most New and fitted in 2023



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welcome to

Dell Court Dell Road, Lowestoft

- Two Double Bedroom Ground Floor Flat
- Well Decorated and Recently Renovated Throughout
- Modern Kitchen and Bathroom
- Communal Garden
- Spacious Lounge
- Popular South Lowestoft Location
- Ideal Starter Home
- Allocated Car Parking Space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108622 - 0003

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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