



St. Georges Road, Lowestoft NR33 0JP

welcome to

St. Georges Road, Lowestoft

We are thrilled to present this TWO DOUBLE bedroom home on St. Georges Road and offered CHAIN FREE. The home is ready to move into. This would be a fantastic opportunity for FTB's, Investors, those looking to downsize or move to the coast!



William H Brown are delighted to present this well-presented and ready to move into, CHAIN FREE, Two DOUBLE bedroom home - finished to a high standard. Being located on St. Georges Road means the property is in a popular, desirable area of Pakefield, being a suburb of Lowestoft, the most Easterly point of the British Isles, and around two miles from the High Street. A particular attraction is the coast is within an easy five-minute walk from the doorstep, as well as having local galleries, convenience shops, pubs and restaurants in close proximity. The home has been decorated throughout in neutral colours, making it easy to move into straight away and just add personal touches and furniture to. On the ground floor you benefit from two separate reception rooms, with individual lounge and diner - both boasting feature fireplaces. The dining room has easy access to the Kitchen - ideal for entertaining guests and convenient for day to day living. The Kitchen is stylish and modern in design with plenty of cupboard space and room for appliances. From here grants easy access to a downstairs shower room and the added Lean to space. French doors give access to the enclosed Rear garden which has a patio area, laid lawn and timber shed with workshop and electricity. Upstairs, there are two decent sized DOUBLE bedrooms with the Main Bedroom boasting an en suite with bathtub. Ideal for a range of purchasers from; First Time Buyers, Investors, Downsizers or those relocating to the coast!

Accommodation

Ground Floor

Entrance Porch

Double glazed window to Front and Side aspects, Double glazed door to Front, Radiator, Carpet flooring.

Entrance Hall

Door to Lounge and Dining Room, Radiator, Carpet flooring.

Lounge

11' 8" x 10' 8" (3.56m x 3.25m)
Double glazed window to Front aspect, Feature Fireplace, Radiator, TV and Power points, Carpet flooring.

Dining Room

14' 2" x 11' 9" (4.32m x 3.58m)
Double glazed window to Rear aspect, Feature fireplace, Door to Kitchen, TV and Power points, Built in storage cupboard, Carpet flooring.

Kitchen

8' 11" x 7' 6" (2.72m x 2.29m)
Double glazed window to Side aspect, Stainless Steel Splashback, Spotlights, Fitted Modern Kitchen Wall and Base units with Work surfaces, Sink and drainer unit, Space for 50/50 Fridge/Freezer unit, Space for Gas/Electric Cooker, Doors leading to Lean To and Shower room, Radiator, Power points, Lino flooring.

Lean To

8' x 5' 10" (2.44m x 1.78m)
Double glazed French doors leading to Garden, Carpet flooring.

Shower Room

Double glazed window to Rear and Side aspect, Partially tiled walls, WC, Wash hand basin with units below, Shower cubicle, Shaving point, Radiator, Extractor fan, Lino flooring.

First Floor

Landing

Access to Both Bedrooms.

Bedroom 1

14' 4" x 11' 10" (4.37m x 3.61m)
Double glazed window to Rear aspect, Double Bedroom, Access to En Suite, Original Fireplace, Built in Storage cupboard, Power points, Carpet flooring.

En Suite

Double glazed window to Rear aspect, Partially splashback and partially panelled walls, WC, Wash hand basin, Bath with mixer taps, Built in airing cupboard, Towel radiator, Radiator, Lino flooring.

Bedroom 2

14' 4" x 11' 10" (4.37m x 3.61m)
Double glazed window to Front aspect, Double Bedroom, Original fireplace, Radiator, Carpet flooring.

Outside

Externally

Rear garden: South facing garden. Enclosed Via fenced surround, Patio leading to grass with Rear access gate to patio with large shrubbery to Rear, Timber shed with workshop and running electricity, Outdoor sockets.



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welcome to

St. Georges Road, Lowestoft

- Two Double Bedroom Home
- ** Offered Chain Free **
- Separate Lounge and Dining Room
- Modern Fitted Kitchen
- Handy Downstairs Lean to and Shower Room
- Main Bedroom with En Suite
- Rear Enclosed, South Facing Garden with Patio Area and Laid Lawn
- Popular Pakefield Location Close to the Coast

Tenure: Freehold EPC Rating: D

offers in excess of

£215,000



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



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Property Ref:
LOW108634 - 0005

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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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