

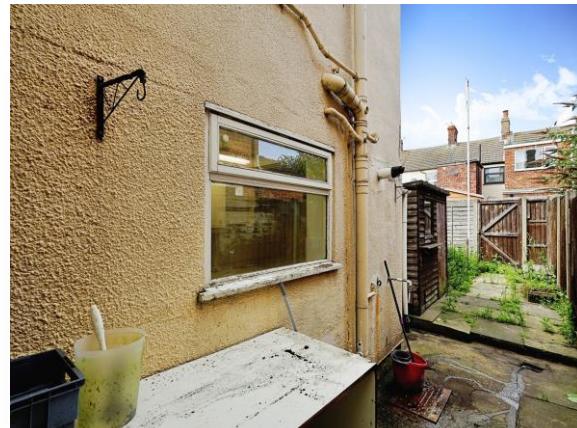


Tanning Street, Lowestoft NR32 2AN

welcome to

Tonning Street, Lowestoft

William H Brown are pleased to present this two bedroom end-terraced property located in a convenient location within North Lowestoft! . This property is a perfect opportunity for first time buyers and investors alike! Please call 01502 585998 to view today!



William H Brown are pleased to present this TWO bedroom Mid-Terraced property located in a convenient location within North Lowestoft! the property offers an open plan lounge/dining room, with kitchen and a courtyard to the rear! The first floor offers a family bathroom and two generous sized bedrooms. A converted attic offers further live space too! Situated close to local shops & amenities and a short walk from Lowestoft's award winning sandy beach. This property is a perfect opportunity for first time buyers and investors alike. Call William H Brown today to arrange viewings!

Accommodation

Ground Floor

Lounge/ Diner

24' 9" x 11' 8" (7.54m x 3.56m)

Lounge Aspect: Double glazed window to Front aspect, Double glazed Front door, Feature brick fireplace, Power points, Radiator, Laminate wood effect flooring.

Dining Room Aspect: Double glazed Rear door, Space for dining table, Two radiators.

Kitchen

12' 3" x 5' 2" (3.73m x 1.57m)

Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen units with work surfaces with work surfaces, Sink and drainer unit, Space for 50/50 fridge freezer, Space for cooker, Radiator, Tiled flooring.

Wc

Double glazed window to Side aspect, WC, Tiled flooring.

First Floor

Landing

Built in storage, Stairs leading to attic room, Radiator, Carpet flooring.

Bedroom 1

12' x 11' 8" (3.66m x 3.56m)

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

Bedroom 2

11' 9" x 7' 2" (3.58m x 2.18m)

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

En Suite/ Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin, Shower cubicle, Radiator, Extractor fan, Tiled flooring.

Second Floor

Attic Room

Window to Front aspect, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Low maintenance, Path leading to front door, Brickweave to Front aspect.

Rear Garden

Low maintenance, Concrete paving with timber shed to side access, Rear gated access.



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welcome to

Tonning Street, Lowestoft

- Two Bedroom House
- Close to Local Shops
- Open Plan Lounge/Diner
- Family Bathroom and WC
- Close to the Coast

Tenure: Freehold EPC Rating: D

£110,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Property Ref:
LOW108438 - 0007

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.



Please note the marker reflects the postcode not the actual property



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk