









welcome to

Dell Road, Lowestoft

William H Brown Lowestoft are delighted to present this TWO Double Bedroom mid-terraced home located on Dell Road. The property consists of; Entrance Porch, Lounge and Separate Dining Room, Galley Style Kitchen, Conservatory, Enclosed Rear garden, with two upstairs Double Bedrooms and Bathroom.













Accommodation

Ground Floor

Entrance Porch

Entrance door into the home, Small double glazed window to Side aspect, Coat hangers, Access through to the Lounge, Carpet flooring.

Lounge

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed Front door from Entrance porch straight through to Lounge, Double glazed window to Front aspect, Radiator, Wooden tiled flooring.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to Rear aspect, Feature fireplace. Storage cupboard, Radiator, Wooden tiled flooring.

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)

Double glazed window to Side aspect, Galley style Kitchen, Access to Conservatory/ Utility space, Fully tiled walls, Fitted Kitchen units with Wooden Work Surfaces, Sink and drainer unit, Boiler, Lino flooring.

Utility Room/ Conservatory

12' 3" x 7' 8" (3.73m x 2.34m)

Double glazed windows to Side aspect, Access to garden, Currently utilised as utility space, Radiator, Lino flooring.

First Floor

Landing

Access to Bedrooms 1, 2 and Family Bathroom, Loft access, Power points, Carpet flooring.

Bedroom 1

11' 9" Max x 10' 9" Max (3.58m Max x 3.28m Max) Double glazed window to Front aspect, Double Bedroom, TV and Power points, Radiator, Built in storage cupboard, Carpet flooring.

Bedroom 2

9' 2" x 10' 7" (2.79m x 3.23m) Double glazed window to Rear aspect, Double

Bedroom, TV and Power points, Radiator, Built in wardrobe, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially wooden wall and partially tiled walls, WC, Wash hand basin with vanity unit built in, Bath with overhead shower, Radiator, Built in storage cupboard, Wood effect flooring.

Outside

Front Garden

Brick wall surround, Gated entrance (metal), Space for Bin storage, Low maintenance concrete, Access to home via Entrance Porch Front door.

Rear Garden

Enclosed via wooden fenced surround, Concrete Steps, Concrete slabs to back gate, Seeded garden, Garage/Workshop.



William H Brown are excited to present this

Two Double Bedroom home located on Dell Road. Situated in a popular South Lowestoft

location; with being only a short walk from

Oulton Broads, which are one of the finest

stretches of inland water in the UK and

attract a range of water sports. There are also great public transport links and with

easy access to both the A12 and A114, this

property is a perfect opportunity for all types

of buyers with fantastic connections to

neighbouring towns to explore or commute

You enter the home via an entrance porch,

being a great space to segregate coats and shoes this time of year and leads directly into

great for entertaining guests or everyday

busy family living. The Kitchen being galley

style allows for all space to be utilised and allow for ample storage. This then leads

through to a handy conservatory, which is

garden is fully enclosed via fenced surround

with concrete slabbed paving leading to the

both with built in wardrobe space. Both have

easy access via the landing to the bathroom, which contains a bathtub with overhead shower. Call us on 01502 585998 to schedule

to enable privacy and is low maintainence

back gate and garage/workshop. Upstairs, the property boasts two Double bedrooms -

fantastic for additional utility space and

provides access to the Rear garden. The

the Lounge. The reception space is great with separate Lounge and Dining space which flow through to the galley style kitchen -

to.

a viewing!



welcome to

Dell Road, Lowestoft

- Two Double Bedroom Mid-Terraced Home
- Separate Lounge and Dining Room
- Galley Style Kitchen
- Handy Conservatory/Utility Space
- Enclosed Rear Garden with Garage/ Workshop
- Upstairs Bathroom with Bathtub and Overhead Shower
- **Desirable South Location**
- Close to Local Amenities

Tenure: Freehold EPC Rating: E

£170,000



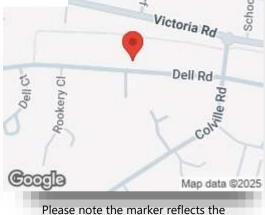




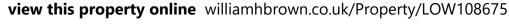
Ground Floor First Floor

his floor plan is for illustratine purposes only. It is not drawn to eculie. Any measurements, floor areas (including any total floor areas), querings and orientation are approximate. Needs are quaranteed, they cannot be relied upon for any purpose and they do not flore part of any appreciate. No fability is taken for any error, orientationers, A part





postcode not the actual property





Property Ref: LOW108675 - 0013 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 quidance 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.





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