



**Bevan Street West, Lowestoft NR32 2AB**

**welcome to**

**Bevan Street West, Lowestoft**

William H Brown are delighted to present this THREE bedroom Mid-terraced home located on Bevan Street West. The property is located in a convenient place close to the High Street and Retail Park; with access to a range of shops, amenities, transport links and close to the award winning coast.



**William H Brown are thrilled to present this fantastic opportunity to purchase this THREE bedroom Mid-Terraced home located on Bevan Street West, Lowestoft. The property is located in a prime location, with being located between Lowestoft High Street and North Quay retail park. The property is offered with \*NO ONWARDS CHAIN\* and would be a fantastic purchase for investors or those first time buyers looking at getting onto the property ladder. You enter the home into a very spacious lounge, made cosy with a feature fireplace. Here you can access the first floor via stairs or follow the accommodation back through to the additional reception rooms. There is fantastic reception space, with a separate Dining room featuring a built in breakfast bar. This space would be fantastic for entertaining guests or busy modern day family living, with access granted then through to the Kitchen area. This is complete with plenty of storage space created with wall and base cupboards and there is space for Gas cooker and a Fridge/Freezer unit. From here, a Rear lobby grants access to a door leading to the Rear garden and Shower Room. This is complete in a wetroom style and modern with rainfall shower and hand held additional showerhead. The Rear Garden is fully enclosed via fence surround with shed and rear gate access to the Rear. Upstairs, boasts THREE bedrooms all located off the landing area, two being double in size. With plenty to offer, we advise viewing to fully appreciate!**

## Accommodation

### Ground Floor

#### **Lounge**

21' 1" x 12' 4" ( 6.43m x 3.76m )  
Double glazed Front door, Double glazed window to Front and Rear aspect, Feature fireplace, Under stairs cupboard, Two Radiator, Carpet flooring.

#### **Dining Room**

10' 3" x 7' 2" ( 3.12m x 2.18m )  
Double glazed door and window to Side aspect, Radiator, Breakfast bar, Carpet flooring.

#### **Kitchen**

11' 2" x 6' 9" ( 3.40m x 2.06m )  
Double glazed window to Rear aspect, Partially tiled walls, Fitted Units and work surfaces, Sink and drainer unit, Radiator, Space for Gas cooker, Space for 50/50 Fridge freezer unit, Lino flooring.

#### **Rear Lobby**

Double glazed door to Rear aspect, Access to Shower Room, Carpet flooring.

#### **Shower Room**

Double glazed window to Front aspect, Fully tiled walls, WC, Wash hand basin, Towel radiator, Extractor fan, Wet room style with Rainfall shower head and hand held shower, Tiled flooring.

### First Floor

#### **Landing**

Built in airing cupboard, Access to all Bedrooms, Loft hatch, Carpeted stairs and landing flooring.

#### **Bedroom 1**

12' 6" x 10' 6" ( 3.81m x 3.20m )  
Double glazed window to Front aspect, Double

Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

8' 9" x 7' 5" ( 2.67m x 2.26m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

10' 9" x 6' 9" ( 3.28m x 2.06m )  
Double glazed window to Side aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

### Outside

#### **Rear Garden**

Raised seeded garden with fenced surround, Rear access gate and shed to Rear aspect.



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## Bevan Street West, Lowestoft

- Three Bedroom Mid-terraced Home
- \*\* Offered Chain Free \*\*
- North Lowestoft Location Close to Local Amenities
- Spacious Lounge
- Separate Dining Room
- Stylish and Modern Downstairs Shower Room/Wetroom
- Enclosed Grass garden with Fence Surround
- \* Ideal Starter Home or For Investors \*

Tenure: Freehold EPC Rating: D

offers in excess of

**£100,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108733 - 0002

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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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