

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.













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.



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

The property is offered with *NO ONWARDS

looking at getting onto the property ladder.

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

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

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

to fully appreciate!

size. With plenty to offer, we advise viewing

door leading to the Rear garden and Shower

family living, with access granted then

CHAIN* and would be a fantastic purchase

for investors or those first time buyers

You enter the home into a very spacious

North Quay retail park.



welcome to

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

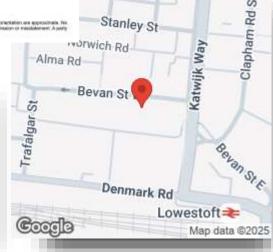








Ground Floor



Please note the marker reflects the postcode not the actual property





Property Ref: LOW108733 - 0004 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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