

St. Margarets Road, Lowestoft NR32 4HT

welcome to

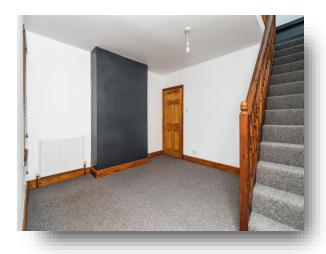
St. Margarets Road, Lowestoft

William H Brown Lowestoft are thrilled to present this FOUR bedroom converted family home, which is located in a popular North Lowestoft position - close to a range of local amenities. The property boasts separate Lounge and Dining Room, Galley Style Kitchen, Rear Lobby leading to Bathroom.













Accommodation

Ground Floor

Lounge

10' 11" x 16' 5" (3.33m x 5.00m)

Front door of property leading into Lounge, Double glazed Bay window to Front aspect, Access through to Dining Room, Electric Feature Fireplace, Radiator, Power points, Stairs leading to First floor landing, Carpet flooring.

Dining Room

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to Rear aspect, Spotlights, Radiator, Access to Kitchen, Newly refreshed wooden skirting boards, Carpet flooring.

Kitchen

7' 10" x 9' (2.39m x 2.74m)

Double glazed window to Side aspect, Partially tiled walls, Wall and Base Kitchen units with Work surfaces, Sink and drainer unit, Gas Hob with Overhead Extractor Fan, Integrated Electric Oven, Space for 50/50 Fridge Freezer, Plumbing for Washing machine, Access to Dining Room and Rear lobby, Spotlights, Power points, Tiled flooring.

Rear Lobby

Double glazed Side door, Access to Kitchen and Bathroom, Storage cupboard, Tiled flooring.

Bathroom

Double glazed window to Side aspect, WC, Wash hand basin, Bath with Overhead shower unit and shower screen, Spotlights, Radiator, Tiled flooring.

First Floor

Landing

Access to Bedroom 1 and Bedroom 2 which leads to Bedrooms 3 and 4, Carpet flooring.

Bedroom 1

11' 6" x 11' (3.51m x 3.35m)

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

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window to Rear aspect, Access door to Bedroom 4, Stairwell leading up to Attic Room/Bedroom 3, Power points, Carpet flooring.

Bedroom 4

7' x 9' 1" (2.13m x 2.77m)

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

Second Floor

Bedroom 3

12' 2" x 16' 1" (3.71m x 4.90m)

Two double glazed Velux windows, Power points, Carpet flooring.

Outside

Rear Garden

Enclosed via fenced surround, Low maintenance patio area, Shrubbery, Rear gate leading to alleyway.



William H Brown is delighted to present this spacious Victorian property on St Margaret's

Road, in North Lowestoft with living across

Three Storeys. The home is offered with NO

conveniently located only a short walk to

Lowestoft High Street, Sparrows Nest and North Denes - as well as being within

catchment to several schools and close to local transport links via train or bus. You

enter the home into a spacious Lounge which

has a Bay window to the Front and includes an Electric Feature Fireplace. There is plenty of reception space with this then leading

through to the Dining Room. This is turn has

an adjoining kitchen, making the layout of

the home fantastic for busy family living or

for entertaining guests. The Kitchen is galley

style, making the most of storage space and

work surfaces with room yet for Washing Machine, Fridge Freezer and integrated Hob

the Rear Garden and the Downstairs

vou can further access Bedroom 4 or

Bathroom with Overhead Shower Unit. Upstairs, on the first floor the landing Grants

and Oven. A Rear Lobby provides access to

access to Bedroom 1 and 2. From Bedroom 2,

Bedroom 3 via stairs up to the second floor.

garden space is enclosed via fence surround

and benefits from a low maintenance patio area with shrubbery. Please call us on 01502

Being equipped like this allows plenty of space for contemporary living which can be

tweaked to personal needs, making it a

perfect family home. Outside, the Rear

585998!

ONWARD CHAIN. The property is



welcome to

St. Margarets Road, Lowestoft

- Four Bedroom Victorian Home
- Living Spanning Three Stories
- ** No Onward Chain **
- Galley Style Kitchen
- Separate Lounge and Dining Room
- Desirable North Lowestoft Location
- Low Maintenance Rear Garden
- Downstairs Bathroom with Bath tub with Overhead Shower

Tenure: Freehold EPC Rating: D

£185,000











Please note the marker reflects the postcode not the actual property





Property Ref: LOW108750 - 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 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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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.