



Raglan Street, Lowestoft NR32 2JY

welcome to

Raglan Street, Lowestoft

William H Brown Lowestoft are thrilled to present this THREE Bedroom Home located on Raglan Street. The home comprises of Lounge, Dining Room, Downstairs Bathroom, Galley Style Kitchen, Downstairs Bathroom and Three Bedrooms upstairs, Third off Second for variety of uses.



William H Brown are delighted to present this THREE bedroom home, with plenty of potential. The property is located on Raglan Street, being in prime position just a short walk from Lowestoft's High Street, which also has great transportation links with Bus and Train Station. In addition, both North Denes and the South Beach are just a short drive away. The property would be an ideal home for First Time Buyers or investors alike, with some renovations required giving those an opportunity to make their own. The home benefits from two adjoining reception rooms, boasting a separate Lounge and Dining Room - with access through to the Galley Style Kitchen. A fantastic layout for busy family living or entertaining guests. Being this type of kitchen set up allows for making the most out of the space available, providing ample cupboard storage space and room yet for appliances. The bathroom is situated conveniently on the ground floor, being equipped with bath tub and overhead electric shower to give options. Upstairs, the landing grants access to Two Double bedrooms - the second bedroom having a handy third bedroom off from which could be fantastic to utilise as an office, study or children's play room. Outside, the Rear Garden is low maintenance, Fully enclosed with fencing with Patio and gravel features and a rear garden gate. With plenty on offer, we recommend viewing the property to avoid missing out! Please call us on 01502 585998 TODAY!

Accommodation

Ground Floor

Lounge

9' 3" x 10' 10" (2.82m x 3.30m)
Double glazed Front door into Lounge, Double glazed window to Front aspect, Disused Chimney, Radiator, Power points, Storage cupboard, Carpet flooring..

Dining Room

9' 3" x 10' 9" (2.82m x 3.28m)
Double glazed window to Rear aspect, Disused chimney, Radiator, Power points, Storage cupboard, Carpet flooring.

Kitchen

11' 9" x 5' 5" (3.58m x 1.65m)
Galley Style Kitchen, Double glazed window to Side aspect, Access to Rear Lobby, Partially tiled walls, Wooden fitted wall and base units with work surfaces, Sink and drainer units, Space for small fridge, Space for washer dryer, Space for Cooker/Oven, Power points, Lino flooring.

Rear Lobby

Double glazed door to Garden, Access to bathroom, Radiator, Lino flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with overhead electric shower, Extractor Fan, Lino flooring.

First Floor

Landing

Access to Bedroom 1 and 2, Wooden Banister.

Bedroom 1

10' 6" Including Chimney x 10' 10" (3.20m Including Chimney x 3.30m)
Double glazed window to Front aspect, Radiator, Power points, Storage cupboard with Loft access, Carpet flooring.

Bedroom 2

10' 6" Including Wardrobe x 10' 10" (3.20m Including Wardrobe x 3.30m)
Double glazed window to Rear aspect, Access to Bedroom 3, Built in Wardrobe, Radiator, Carpet flooring.

Bedroom 3

11' 6" x 5' 7" (3.51m x 1.70m)
Double glazed window to Rear aspect, Radiator, Power points, Lino flooring.

Outside

Rear Garden

Low maintenance concrete path from back door to Garden gate, Patio Feature, Gravel Feature, Wooden fence surround.



view this property online williamhbrown.co.uk/Property/LOW108707



welcome to

Raglan Street, Lowestoft

- Three Bedroom Mid-Terraced Home
- ** Sold with NO Onward Chain **
- Separate Lounge and Dining Room
- Galley Style Kitchen
- Downstairs Bathroom with Bath and Overhead Shower
- Low Maintenance Enclosed Rear Garden
- Bedroom 3 off Bedroom 2 Ideal for Uses
- North Lowestoft Location Close to Local Amenities

Tenure: Freehold EPC Rating: D



£115,000

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



view this property online [williambrown.co.uk/Property/LOW108707](https://www.williambrown.co.uk/Property/LOW108707)

Please note the marker reflects the postcode not the actual property



Property Ref:
LOW108707 - 0002

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



01502 585998



Lowestoft@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)