

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.













### **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.



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

Being this type of kitchen set up allows for

making the most out of the space available,

situated conveniently on the ground floor,

bedrooms - the second bedroom having a handy third bedroom off from which could be fantastic to utilise as an office, study or

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

landing grants access to Two Double

children's play room. Outside, the Rear

585998 TODAY!

being equipped with bath tub and overhead

electric shower to give options. Upstairs, the

providing ample cupboard storage space and room yet for appliances. The bathroom is

busy family living or entertaining quests.



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## **Raglan Street, Lowestoft**

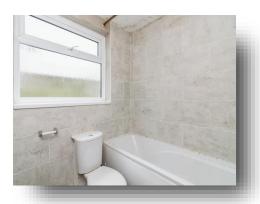
- Three Bedroom Mid-Terraced Home
- \*\* Sold with NO Onward Chain \*\*
- Separate Lounge and Dining Room
- Galley Style Kitchen
- Downstairs Bathroom with Bath and Overhead Shower
- Low Maintenance Enclosed Rear Garden
- Bedroom 3 off Bedroom 2 Ideal for Uses
- North Lowestoft Location Close to Local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

Tenure: Freehold EPC Rating: D



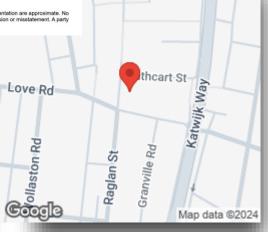
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. N details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part must rely upon its own inspection(s). Powered by www.focalagent.

# £115,000









Please note the marker reflects the postcode not the actual property

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



Property Ref: LOW108707 - 0002

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