



**Bevan Street West,LOWESTOFT NR32 2AE**

**welcome to**

**Bevan Street West, LOWESTOFT**

William H Brown are delighted to present this spacious Three Bedroom property on Bevan Street West. Located in the heart of North Lowestoft, the property offers ample amenities within close proximity such as shops, schools and transport links.



**\*\*IDEAL FOR FIRST TIME BUYERS AND INVESTORS\*\* William H Brown are delighted to present this spacious Three Bedroom property on Bevan Street West. Located in the heart of North Lowestoft, the property offers ample amenities within close proximity such as shops, schools and transport links. The property is unlike many others in the area, with sizeable rooms found across both floors. Upon entering the property, a spacious entrance hall, with downstairs WC offers access to a sizeable lounge, perfect for relaxation. An open plan kitchen/ diner can also be found to the rear of the home, ideal for entertaining friends and family. A low maintenance garden can also be found to the rear of the home! The first floor offers a large landing space, offering access to all Three Bedrooms. Each of the bedrooms are of a superb size, with the master offering ample space for a double bed. A convenient family bathroom can also be found off of the landing, ideal for families! Please call 01502 585998 to organise a viewing today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door into property, Built in Coat/Storage cupboard, Radiator, Tiled flooring.

#### **Downstairs Wc**

WC, Wash hand basin, Extractor fan, Tiled flooring.

#### **Lounge**

16' 6" x 10' 1" ( 5.03m x 3.07m )

Double glazed window to Front aspect, TV and power points, Radiator, Laminate wood effect flooring.

#### **Kitchen/ Diner**

16' 7" x 11' 6" ( 5.05m x 3.51m )

Double glazed French doors to Rear aspect, Open Plan Kitchen/Diner, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for 50/50 Fridge Freezer, Integrated Electric Hob with Cookerhood, Space for Oven, Radiator, Power points, Tiled flooring.

### First Floor

#### **Landing**

Access to All Three Bedrooms and Bathroom, Loft hatch, Radiator, Carpeted stairs and landing flooring.

#### **Bedroom 1**

11' 7" x 9' 10" ( 3.53m x 3.00m )

Double glazed window to Rear aspect, Double Bedroom, TV and Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

11' 6" x 7' 8" ( 3.51m x 2.34m )

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

#### **Bedroom 3**

11' 5" Max x 6' 6" Max ( 3.48m Max x 1.98m Max )

#### **Bathroom**

Double glazed window to Front aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with overhead shower screen, Lino wood effect flooring.

### Outside

#### **Rear Garden**

Low maintenance Rear Garden, Fully Enclosed with Concrete Paving.



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welcome to

## Bevan Street West, LOWESTOFT

- Three Bedroom Home
- Downstairs WC and Upstairs Bathroom
- Low Maintenance Enclosed Rear Garden
- Open Plan Kitchen/ Diner
- \*\* Ideal For First Time Buyers and Investors \*\*
- Popular North Lowestoft Location
- Close to Local Amenities
- Spacious Lounge to Accommodate a Range of Furniture

Tenure: Freehold EPC Rating: C

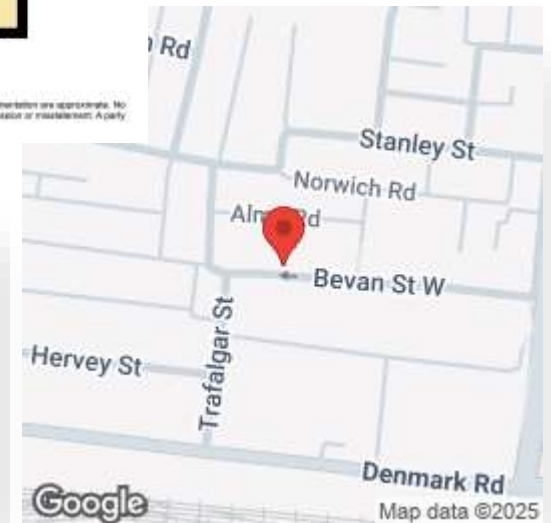
Council Tax Band: A

offers in excess of

**£120,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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.fantagroup.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108840 - 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 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 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.

  
william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**