



Blackheath Road, Lowestoft NR33 7JH



welcome to

Blackheath Road, Lowestoft

William H Brown are thrilled to present this TWO Double bedroom DETACHED Bungalow, located on Blackheath Road. The property is offered chain free and consists of; Entrance Hall, Lounge/ Diner, Kitchen, Two Double Bedrooms, Bathroom, Enclosed Rear Garden and Driveway to Front.



William H Brown are delighted to present this FANTASTIC opportunity to purchase this TWO Double Bedroom DETACHED Bungalow, located on Blackheath Road. The property is situated in a popular South Lowestoft location with being in close proximity to the Pakefield coast - with being less than five-minute drive and approximately twenty minute walk. There is also easy access to local amenities such as Post Office, Convenience stores, Local independent pubs and good connections to local bus routes. The property is offered CHAIN FREE and would suit those seeking to downsize or have the convenience of living on one floor. To the front of the home is a handy driveway leading to the side aspect and access to the Front door. Stepping into the property you enter a welcoming entrance hall, granting easy access to all rooms of the home. There is a spacious Lounge, made cosy with a feature fireplace and spacious enough to double up as a sociable dining room. The Kitchen benefits from wall and base units with work surfaces, with room yet for Kitchen appliances and space enough for a breakfast table. Both the bedrooms are double sized and have easy access to the bathroom, complete with bath tub and over head shower unit to suit modern day living. There is an enclosed Rear garden with raised patio area leading to grass and timber sheds. Viewings come highly recommended - please call us on 01502 585998!

Accommodation

Ground Floor – Bungalow

Entrance Hall

Double glazed Front door into the property, Loft hatch, Carpet flooring.

Lounge/ Diner

19' x 11' 2" (5.79m x 3.40m)
Double glazed sliding patio doors to Rear aspect, Feature fireplace, TV and Power points, Two Radiators, Carpet flooring.

Kitchen/Breakfast Room

14' 9" x 10' 9" (4.50m x 3.28m)
Double glazed window to Rear aspect, Double glazed door to Side aspect, Partially tiled walls, Sink and Drainer unit, Fitted Kitchen units with work surfaces, Space for Gas Cooker, Plumbing for washing machine, Space for Dryer, Space for Fridge, Radiator, Laminate wood effect flooring.

Bedroom 1

11' 9" x 10' 7" (3.58m x 3.23m)
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 2

11' 8" x 10' 9" (3.56m x 3.28m)
Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Laminate wood effect flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin with built in units, Bath tub with overhead shower unit, Built in airing cupboard, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Fencing to Front aspect with driveway to Side aspect, Landscaped stone garden to Front, Side access path to Rear Garden and Side door to Kitchen.

Rear Garden

Raised patio leading to grass with shrubbery surround, Mixture of timber sheds to side, Fully enclosed via fencing.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Blackheath Road, Lowestoft

- Two Bedroom Detached Bungalow
- Driveway providing Off Road Parking
- ** Offered With No Onwards Chain **
- Kitchen/Breakfast Room
- Lounge/ Dining Room with Feature Fireplace
- Enclosed Rear Garden with Patio Leading to Grass
- Popular South Lowestoft Location
- Ideal for Downsizees who wish to Relocate Close to the Coast

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£250,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108833 - 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 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.



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