



**Normanston Drive, Lowestoft NR32 2PL**



**welcome to**

**Normanston Drive, Lowestoft**

William H Brown are delighted to present this spacious First Floor Maisonette. Located in the popular area of North Lowestoft, the property offers ample amenities within close proximity such as schools, shops and transport links. Th property offers a sizeable garden to front, with on street parking.



## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed door to Front aspect, Built in storage, Stairs leading up to maisonette, Laminate wood effect flooring.

### First Floor

#### **Landing**

Double glazed window to Side, Access to Bedroom, Lounge, Kitchen and Bathroom, Power points, Carpeted stairs and landing space.

#### **Lounge**

12' x 10' 11" ( 3.66m x 3.33m )

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

#### **Kitchen**

9' x 7' 6" ( 2.74m x 2.29m )

Double glazed window to Front aspect, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Space for cooker, Space for 50/50 Fridge freezer, Plumbing for washing machine, Power points, Built in airing cupboard, Tile effect flooring.

#### **Bedroom 1**

12' 7" x 10' 8" ( 3.84m x 3.25m )

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

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath tub, Radiator, Loft hatch, Extractor Fan, Lino wood effect flooring.

## Outside

### **Front Garden**

Grass to Front with shrubbery, Pathway leading to Front door with fenced surround, Brick built shed to Side aspect.

**\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS\*\* William H Brown are delighted to present this spacious First Floor Maisonette. Located in the popular area of North Lowestoft, the property offers ample amenities within close proximity such as schools, shops and transport links. The property offers a sizeable garden to front, with on street parking nearby. Upon entering the home, an entrance hall offers a welcoming space for guests as, with stairs leading the landing. The landing offers access to all rooms within the property. A spacious lounge can be found to front, with a convenient kitchen space offering good worktop and white good space. A double bedroom is also off of the landing as well as bathroom. This home is a fantastic opportunity to get onto the property ladder, please call 01502 585998 to organise a viewing today!**



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welcome to

## Normanston Drive, Lowestoft

- Spacious First Floor Maisonette
- **\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS\*\***
- Situated in a popular North Lowestoft Location Close to Local Amenities
- Low Annual Ground Rent Charge
- Sizeable Front Garden
- Plenty of On-Street Parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£70,000**



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.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108922 - 0004

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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.



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