



Oxford Road, Lowestoft NR32 1TN

welcome to

Oxford Road, Lowestoft

William H Brown are delighted to present this Two Bedroom Mid-terraced home, located on Oxford Road and offered with no onwads chain. The property consists of; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Space. WC, Upstairs bathroom and WC, Low maintenance Front and Rear gardens.



William H Brown are pleased to present this spacious Two Bedroom property, located in North Lowestoft. The property offers easy access into the town centre, with a variety of local amenities! The property boasts fantastic space throughout, with large reception rooms offering fantastic living space. The ground floor consists of a lounge/ diner as well as large kitchen and utility room. To the rear, the property offers a low maintenance garden with garden room, ideal for enjoying the outdoors. On the first floor, a landing leads to the two double bedrooms, with a particularly spacious master bedroom. A WC and separate bathroom can also be found off of the landing. This property is a must see, please call William H Brown to organise a viewing today!

Accommodation

Ground Floor

Entrance Hall

Door to Dining room, Door to Kitchen, Access to Downstairs WC. Built in storage, Radiator, Tiled flooring.

Lounge

11' 6" Plus Bay x 10' 4" (3.51m Plus Bay x 3.15m)
Double glazed Bay window to Front aspect, Archway through to Dining room, Radiator, TV and Power points, Carpet flooring.

Dining Room

11' 6" x 10' 4" (3.51m x 3.15m)
Double glazed window to Rear aspect, Feature fireplace, Radiator, Power points, Carpet flooring.

Kitchen

15' 10" x 8' 11" (4.83m x 2.72m)
Window to Side aspect, Door to Garden, Sliding door to Utility space, Fully Tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Space for Double Oven, Radiator, Tiled flooring.

Downstairs Wc

Window to Side aspect, WC, Lino flooring.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)
Bay window to Side, Partially tiled walls, Fitted Units and Work surfaces, Tiled flooring.

First Floor

Landing

Access to Bedrooms 1, 2, WC and Bathroom, Radiator, Wooden style flooring.

Bedroom 1

13' 8" x 11' 6" (4.17m x 3.51m)
Two double glazed windows to Front aspect with shutters, Double Bedroom, Radiator, Wood effect

flooring.

Bedroom 2

11' 6" x 10' 5" (3.51m x 3.17m)
Window to Rear aspect, Double Bedroom, TV and Power points, Radiator, Fitted Wash hand basin with unit, Carpet flooring.

Upstairs Wc

Window to Side aspect, Wc, Wash hand basin.

Bathroom

Bay window to Side, Double glazed French doors to Rear, Partially tiled walls, WC, Wash hand basin, Bath tub with mixer taps, Radiator, Tiled flooring.

Outside

Front Garden

Brickwall to front with gates access to Front door, Low maintenance trees to side.

Rear Garden

Low maintenance Brickweave garden with fencing surround, Oubuilding/Summerhouse with running electricity, Side gate access.

Agents Note (1)

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.

Agents Note (2)

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Oxford Road, Lowestoft

- Two Double Bedroom Home
- ** Offered Chain Free **
- Attention First Time Buyers, Investors or Those Relocating to the Coast
- Separate Lounge and Dining Room
- Low Maintenance Enclosed Rear Garden
- Outbuilding/ Summer House with Running Electricity
- Close to a Range of Local Amenities
- Downstairs WC, Upstairs WC and Family Bathroom

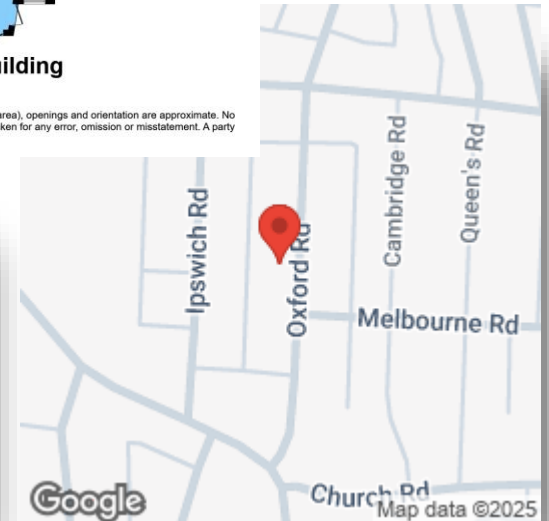
Tenure: Freehold EPC Rating: D

offers over

£160,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108931 - 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.



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