



Norwich Road, Lowestoft NR32 2BJ

welcome to

Norwich Road, Lowestoft

William H Brown are delighted to present this THREE Bedroom home on Norwich Road, located North Side of Lowestoft close to a range of local amenities. The home is offered with NO ONWARDS CHAIN and consists of; Entrance Hall, Lounge, Dining Room



William H Brown are delighted to present this charming Three Bedroom property on Norwich Road. Located in the heart of North Lowestoft, the property sits only a short walk away from the town centre, with a variety of local amenities available. The gorgeous Lowestoft coastline also is only a short journey away! The property offers fantastic space throughout, with a convenient entrance hall offering access to the spacious lounge and separate dining room. A modern kitchen sits to the rear of the home, with good worktop and appliance space. A family bathroom can also be found to the rear of the property, with shower over bath! A well sized garden offers great outdoor space to the rear of the home also! On the first floor, the landing leads to both double bedrooms. An additional bedroom can also be found off of the second bedroom, but could double up as an office or dressing room space. Please call 01502 585998 to organise a viewing today!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Lounge and Dining Room, Radiator, Carpet flooring.

Lounge

10' 11" x 9' 9" (3.33m x 2.97m)
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

Dining Room

13' 2" x 11' (4.01m x 3.35m)
Double glazed window to Rear aspect, Door to kitchen, Built in under stairs cupboard, Feature Fireplace, Radiator, Carpet flooring.

Kitchen

11' 6" x 6' 11" (3.51m x 2.11m)
Double glazed window to Side aspect, Double glazed door to Side, Fitted Wall and Base units with work surfaces, Sink and drainer unit, Space for Cooker and 50/50 Fridge Freezer unit, Plumbing for washing machine, Wood effect flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with over head shower and screen, Extractor Fan, Radiator, Wood effect flooring.

First Floor

Landing

Doors to Bedrooms 1 and 2, Carpet stairs and landing flooring.

Bedroom 1

13' 1" x 10' 10" (3.99m x 3.30m)
Double glazed window to Front aspect, Double Bedroom, Built in storage, Radiator, Power points, Carpet flooring.

Bedroom 2

13' 2" x 11' (4.01m x 3.35m)
Double glazed window to Rear aspect, Double Bedroom, Door to Bedroom 3, Power points, Radiator, Carpet flooring.

Bedroom 3

11' 7" x 5' 10" (3.53m x 1.78m)
Double glazed window to Side aspect, Power points, Carpet flooring.

Outside

Front Garden

Quarry tiled path to Front door with gated access and fencing to Front.

Rear Garden

Low maintenance Rear garden with mixture of slabs/gravel, Shrubbery to side, pathway to Rear access gate, Fully enclosed via fencing.



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welcome to

Norwich Road, Lowestoft

- Three Bedroom Mid-Terraced Home
- ** Offered with No Onwards Chain **
- Close to a Range of Local Amenities
- Separate Lounge and Dining Room
- Downstairs Bathroom with Bath tub and Over head Shower Screen
- Modern Fitted Kitchen
- ** Fantastic Opportunity for First Time Buyers and/or Investors **
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£150,000



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 ventilation 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 should only rely upon its own measurements. Powered by www.floorplans.co.uk



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109019 - 0005

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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