



**Jacobs Street, Lowestoft NR32 2LN**

**welcome to**

**Jacobs Street,Lowestoft**

William H Brown Lowestoft are delighted to present this THREE Bedroom home located on Jacobs Street. The property consists of; Lounge, Dining Room, Galley Style Kitchen, Rear Lobby with Access to Family Bathroom and Rear Garden, Three Bedrooms upstairs, all accessible off landing.



**\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*** William H Brown are pleased to present delightful mid-terrace home situated on Jacobs Street, right in the heart of Lowestoft.. This residence features two inviting reception rooms which are open plan, ideal for entertaining guests or enjoying quality time with family. These have access to the modern galley style kitchen, which makes the most of the space available. Via a Rear Lobby you have access to the low maintenance Rear Garden - ideal for outdoor furniture in the summer months. There is also access to the family bathroom - fitted with bathtub with overhead shower unit to suit busy modern day living. With three bedrooms, there's ample space for the entire family to relax and rejuvenate - all individual and accessible off the landing. Located near the town center, you'll enjoy easy access to a range of amenities, shops, and dining options, making every day errands effortless. Whether you're a first-time buyer eager to enter the property market or an investor looking for a valuable opportunity, this property presents excellent potential. Please call 01502 585998 to organise a viewing today!

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Door through to Lounge/Dining room, Partially paneled walls, Radiator, Carpet flooring.

#### **Lounge**

11' 11" x 10' 10" ( 3.63m x 3.30m )  
Double glazed window to Front aspect, Open plan with Dining room, Power points, Radiator, Carpet flooring.

#### **Dining Room**

12' 8" x 8' 9" ( 3.86m x 2.67m )  
Double glazed window to Rear aspect, Doorway through to Kitchen, Power points, Radiator, Built in under stairs storage, Carpet flooring.

#### **Kitchen**

9' 11" x 6' 10" ( 3.02m x 2.08m )  
Double glazed window to Side aspect, Fitted Kitchen Wall and Base units with work surfaces, Butler sink, Door way to Rear Lobby, Integrated Oven and Hob, Space for 50/50 Fridge Freezer unit, Plumbing for Washing machine, Integrated Dishwasher, Space for Tumble Dryer with Vented Access, Wood effect flooring.

#### **Rear Lobby**

Double glazed Door to Rear Garden, Built in storage cupboard, Wood effect flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially paneled and partially tiled walls, WC, Wash hand basin, Bath tub with overhead Shower unit, shower screen and mixer taps, Radiator, Tile effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1-3, Loft hatch, Built in airing cupboard, Carpet flooring.

#### **Bedroom 1**

15' 2" x 10' 11" ( 4.62m x 3.33m )  
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 2**

10' x 8' 10" ( 3.05m x 2.69m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

9' 6" x 6' 5" ( 2.90m x 1.96m )  
Double glazed window to Side aspect, Power points, Radiator, Carpet flooring.

### Outside

#### **Rear Garden**

Decking leading to low maintenance garden with concrete paving throughout. Fully enclosed with Rear access gate leading to further on street parking.



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welcome to

## Jacobs Street, Lowestoft

- Three Bedroom Mid-Terraced Home
- \*\* Attention First Time Buyers and Investors \*\*
- Open Plan Lounge/Diner
- Modern Galley Style Kitchen with Butler Sink and Room for Appliances
- Downstairs Bathroom with Bath tub with Over head Shower Unit
- Low Maintenance Rear Garden
- Separate Bedrooms, All of Landing
- North Lowestoft Location, Close to a Range of Local Amenities

Tenure: Freehold EPC Rating: Awaited  
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 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.flooragent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOW109128 - 0003

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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