

London Road South, Lowestoft NR33 0PA

welcome to

London Road South, Lowestoft

- ORIGINAL FEATURES
- CLOSE TO THE COAST
- POPULAR LOCATION
- SPACIOUS ROOMS
- LARGE FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£300,000

William H Brown are delighted to present this Four bedroom semi-detached house based in the heart of Pakefield. Flowing with original features, this home has all the markings of a brilliant investment or family home opportunity.



Entrance

Lounge

13' 11" x 13' 5" max (4.24m x 4.09m max)

Dining Room

13' 4" x 12' (4.06m x 3.66m)

Family Room

12' x 9' 11" max (3.66m x 3.02m max)

Kitchen

10' 4" max x 9' 11" max (3.15m max x 3.02m max)

Landing

Bedroom One

17' 4" x 12' 1" (5.28m x 3.68m)

Bedroom Four

13' 1" max x 9' 11" max (3.99m max x 3.02m max)

Shower Room

Cloakroom

Bedroom Two

13' 1" max x 9' max (3.99m max x 2.74m max)

Landing

Bedroom Three

13' x 10' max (3.96m x 3.05m max)

Front Garden

Rear Garden

view this property online williamhbrown.co.uk/Property/LOW109247



Property Ref: LOW109247 - 0007

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.

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