



Moleyns Close, LOWESTOFT NR32 3BG

welcome to

Moleyns Close, LOWESTOFT

- TWO DOUBLE BEDROOMS
- 2017 OLDMAN HOMES BUILD
- STYLISH AND MODERN DECORATION THROUGHOUT
- DRIVEWAY TO REAR
- DOWNSTAIRS WC AND UPSTAIRS FAMILY BATHROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£210,000

****IDEAL HOME FOR FIRST TIME BUYERS**** William H Brown are delighted to present this gorgeous Two Bedroom home on Moleyns Close. The property offers stylish decoration throughout, with a fantastic finish in every room as well as driveway to rear.



Entrance Hall
Cloakroom/Wc
Lounge

15' 5" x 9' 5" (4.70m x 2.87m)

Kitchen/Diner

14' 11" x 7' 9" (4.55m x 2.36m)

Landing

Bedroom 1

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

Bedroom 2

14' 7" x 8' 5" (4.45m x 2.57m)

Bathroom

Front Garden

Rear Garden

view this property online williamhbrown.co.uk/Property/LOW109301



Property Ref:

LOW109301 - 0006

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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