



Gondree, Carlton Colville Lowestoft NR33 8UE

welcome to
Gondree, Carlton Colville
Lowestoft

- Two Generous Bedrooms.
- A Private Rear Garden.
- Located In A Peaceful Cul-De-Sac.
- Ideal For First-Time Buyers, Investors, Or Families.
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Tenure: Freehold EPC Rating: D
Council Tax Band: B

£185,000

William H Brown are delighted to present this two-beroom semi-detached home in Carlton Colville. In need of modernisation throughout, the property offers fantastic potential for first-time buyers, families, or investors looking for a project. Please call 01502585998 today to book a viewing!



Entrance Porch
Entrance Hall
Cloakroom
Lounge
14' 10" x 9' 3" (4.52m x 2.82m)
Dining Room
11' 3" x 9' 4" (3.43m x 2.84m)
Kitchen
12' 1" x 9' 4" (3.68m x 2.84m)
Landing
Bedroom 1
10' 7" x 9' 3" (3.23m x 2.82m)
En Suite
Bedroom 2
11' 6" x 9' (3.51m x 2.74m)
Bedroom 3
11' 8" x 6' 3" (3.56m x 1.91m)
Rear Garden

view this property online williamhbrown.co.uk/Property/LOW109341



Property Ref:
LOW109341 - 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.

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