



Spexhall Way, Lowestoft NR32 4JH

welcome to

Spexhall Way, Lowestoft

- ** Ideal for First Time Buyers and Investors
- **
- Two Bedroom Maisonette
- Close to Amenities
- Beautifully Decorated Throughout
- Spacious Living Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1176.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£115,000

view this property online williamhbrown.co.uk/Property/LOW109430



Property Ref:

LOW109430 - 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.

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.

Entrance Hall

Double glazed Front door, Carpeted stairs leading to landing, Laminate wood effect flooring.

Landing

Access to Lounge, Bedroom 1 & 2, Bathroom, Two built in storage/airing cupboards, Electric radiator, Electric radiator, Carpet flooring.

Lounge/Diner

16' 4" x 17' 9" (4.98m x 5.41m)
Double glazed window to Front aspect, TV and Power points, Electric storage heater, Carpet flooring.

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Wall and Base Kitchen units with work tops, Sink and drainer unit, Space for electric Oven, 50/50 Fridge Freezer, Tumble Dryer and Plumbing for washing machine, Power points, Lino flooring.

Bedroom 1

14' 4" x 8' 7" (4.37m x 2.62m)
Double glazed window to Rear aspect, Double bedroom, Loft hatch, Electric radiator, Power points, Carpet flooring.

Bedroom 2

11' 6" x 6' 10" (3.51m x 2.08m)
Double glazed window to Front aspect, Built in storage cupboard, Electric

radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Toilet, Wash hand basin with built in units, Walk in shower cubicle housing electric over head shower attachment, Extractor fan, Towel radiator, Laminate wood effect flooring.

Front Garden

Pathway to Double glazed Front door and grass to Side aspect, two brick built storage sheds to side aspect.

Rear Garden

Laid to lawn communal Rear garden.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk