



Cotmer Road, Lowestoft NR33 9PN



welcome to Cotmer Road, Lowestoft

- ** CHAIN FREE **
- Bathroom, Shower Room and WC
- Loft Space with Potential Conversion
- Utility Room
-

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

£375,000

Situated in the desirable village of Oulton, William H Brown present this three-bedroom, 2 storey chalet bungalow, located on Cotmer Road. With swathes of original features and flowing with character, this early 1900's property is not one to be missed!



Accommodation

Ground Floor

Entrance Hall

Shower Room

Lounge/ Dining Room

24' 4" x 14' 6" (7.42m x 4.42m)

Kitchen

20' 4" x 11' 9" (6.20m x 3.58m)

Downstairs Wc

Utility

7' 9" x 5' (2.36m x 1.52m)

Conservatory

18' 5" x 15' 1" (5.61m x 4.60m)

Bedroom 1

12' 9" x 12' 9" (3.89m x 3.89m)

Bedroom 2

12' 9" x 12' 8" (3.89m x 3.86m)

Bedroom 3

15' x 12' 9" (4.57m x 3.89m)

Bathroom

First Floor

Loft Space

12' x 11' 6" (3.66m x 3.51m)

Outside

Front Garden

Garage

Rear Garden

view this property online williamhbrown.co.uk/Property/LOW109468



Property Ref:

LOW109468 - 0002

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk