



Waveney Drive, Lowestoft NR33 0TP

welcome to Waveney Drive, Lowestoft

- THREE BEDROOMS
- SPACIOUS ROOMS THROUGHOUT
- DRIVEWAY AND GARAGE
- CLOSE TO AMENITIES
- EXTENSION TO REAR

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

£220,000

****NO CHAIN**** William H Brown are pleased to present this Three Bedroom property on Waveney Drive. The property offers spacious rooms throughout, with driveway leading to garage. Close to schools and shops, this property is a must view!



Entrance Porch

Entrance Hall

Lounge

11' 9" x 10' 9" Plus Bay (3.58m x 3.28m Plus Bay)

Dining Room

12' 7" x 10' 6" (3.84m x 3.20m)

Kitchen

18' 4" x 7' (5.59m x 2.13m)

Sun Room

10' 1" x 9' 3" (3.07m x 2.82m)

Landing

Bedroom 1

12' 11" x 16' 7" (3.94m x 5.05m)

Bedroom 2

11' 7" Plus Bay x 11' 2" (3.53m Plus Bay x 3.40m)

Bedroom 3

7' 10" x 5' 11" (2.39m x 1.80m)

Bathroom

Front Garden

Rear Garden

Garage

Agents Note

view this property online williamhbrown.co.uk/Property/LOW109419



Property Ref:

LOW109419 - 0003

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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