



**Lorne Road, Lowestoft NR33 0RF**



**welcome to**

**Lorne Road,Lowestoft**

William H Brown are pleased to present this 3 bedroom terraced property located in the sought after locality of South Lowestoft. Boasting 3 bedrooms, 2 of which are doubles. Offering an open-plan lounge/diner, downstairs bathroom, low maintenance rear garden and on street parking.



**William H Brown are delighted to present this THREE Bedroom terraced house located in the sought after locality of South Lowestoft.**

**This property offers THREE bedrooms, Bedrooms 1 and 2 are both doubles, with the main bedroom boasting handy built in storage. The third offers great space for an office/nursery or a child's bedroom or dressing room. The Lounge/Diner offers a great deal of space for quality family time, and the kitchen has space multiple appliances with space for a cooker, dishwasher or washing machine and tumble dryer. The bathroom is located on the ground floor to the rear of the property, with bathtub and electric shower to suit modern day living demands. To the rear, the garden is very low maintenance, with gate to rear service alleyway which holds potential for further rear parking. Call William H Brown to arrange a viewing TODAY on 01502 585998.**

#### Location

Lorne Road Lowestoft has an abundance of local amenities on the door step which are all within easy walking distance. This includes, but is not limited to; schools, local shops, convenience stores, health centre, local cafes, restaurants and hotels. The biggest draw is that Lowestoft's award winning beaches are within a ten minute easy walk for the whole family to utilised and enjoy. Just over the bridge, there is Lowestoft high street and Retail Park. Local transport is easy accessible with Lowestoft train station having direct lines to Norwich and Ipswich and the Bus station has numerous services available to neighbouring towns and Norwich also. The network of good A roads also means that Beccles, Great Yarmouth, Gorleston, Southwold, Loddon, Bungay, Norwich are all easily commutable to explore or for work commitments.

### Accommodation

#### **Entrance Hall**

Access to Lounge/Diner which leads into other Ground Floor rooms, Fuse box and Electrics, Power points, Radiator, Wood flooring.

#### **Lounge/ Diner**

22' 11" x 11' 7" ( 6.99m x 3.53m )  
Double glazed window to Front and Rear aspects, Two radiators, Power points, Under stair storage cupboard, Wood flooring.

#### **Kitchen**

10' 4" x 8' 1" ( 3.15m x 2.46m )  
Double glazed window to Side aspect, Partially tiled walls, Range of Wall and Base units with work surfaces, Sink and drainer unit, Space for Cooker, Washing machine or Dishwasher, Combi boiler, Vinyl flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with over head electric shower unit, Radiator, Extractor fan, Shaving point, Vinyl flooring.

#### First Floor

#### **Bedroom 1**

14' 2" x 11' 2" ( 4.32m x 3.40m )  
Double glazed window to Front aspect, Built in storage cupboard with loft hatch, Radiator, Power points, Wooden flooring,

#### **Bedroom 2**

11' 3" x 7' 9" ( 3.43m x 2.36m )  
Double glazed window to Rear aspect, Radiator, Power points, TV Point, Wooden flooring.

#### **Bedroom 3**

11' 7" x 10' 4" ( 3.53m x 3.15m )  
Double glazed window to Rear aspect, Radiator, Power points, Wooden flooring.

#### Outside

#### **Front Garden**

Small front garden accessible via Entrance gate with small brick wall along Front boundary, Entrance into front of the property which is under handy archway porch created by the brickwork of the property. Paving slabs leading to Front door and shrubbery to side aspect.

#### **Rear Garden**

Fully paved, Gate to Rear service alleyway, Potential for rear parking.

#### **Agents Note**

**Please note the Floorplan is not to scale - to represent the layout of the property for demonstrative purposes only.**



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welcome to

## Lorne Road, Lowestoft

- Three Bedroom Family Home
- Lounge/ Diner Area
- Desirable South Lowestoft Location
- Oozes Potential
- Low Maintenance Rear Garden
- Abundance of Local Amenities
- Sea Front Within Ten Minute Walk

Tenure: Freehold EPC Rating: C



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107794 - 0004

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