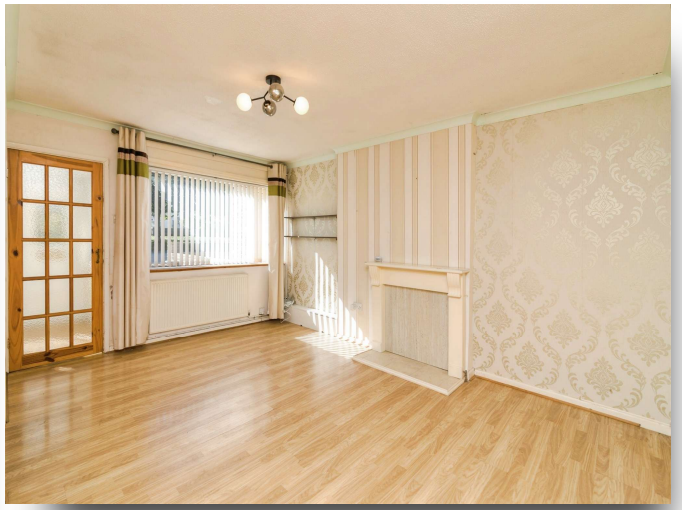






Lloyds Avenue,Kessingland Lowestoft NR33 7TR

william h brown

welcome to

Lloyds Avenue, Kessingland Lowestoft

An excellent opportunity to own a two-bedroom, semi-detached bungalow in a popular residential area, with easy access, strong public transport links and within striking distance of Kessingland's beautiful beaches.

Entrance Porch
Wood-effect flooring, double glazed window surround. Door to lounge.

Living Room
Wood-effect flooring, radiator, tiled hearth, access to kitchen and hallway. Double glazed window to front aspect.

Kitchen
Tiled flooring, radiator, fitted units with work surface, gas cooker, cooker hood, fittings for washing machine, fittings for tumble dryer, sink and drainer unit, overhead units, double glazed window to front aspect, double glazed window to side aspect.

Lean-To
Tiled flooring, radiator, integrated storage, corrugated plastic roof, double glazed window to side aspect and rear aspect, double glazed window to rear aspect leading to rear garden.

Bedroom 1
Wood-effect flooring, radiator, fitted wardrobe, double glazed window to rear aspect.

Bedroom 2
Wood-effect flooring, radiator, fitted wardrobe, double glazed doors to rear aspect leading to lean-to.

Bathroom
Tiled flooring, radiator, W/C, wash-hand basin, walk in shower, double glazed window to side aspect.

Front Garden
Patio tiles forming steps down to front door with guard rails. Gravel frontage.

Rear Garden
Laid patio leading to grass plot, raised decking to side. Fenced surround. North facing.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









view this property online williamhbrown.co.uk/Property/LOW110151

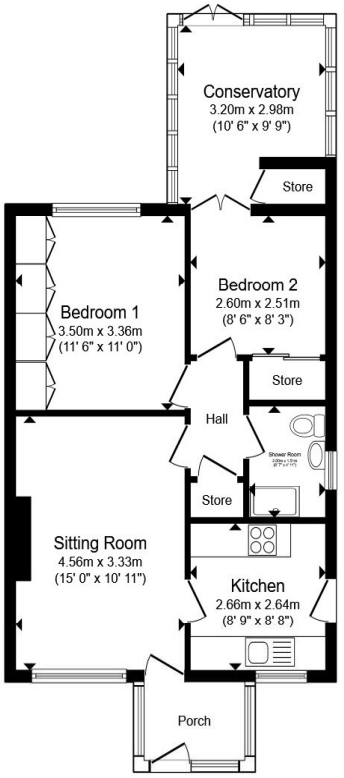
welcome to

Lloyds Avenue, Kessingland Lowestoft

- Fantastic coastal location
- Easy public transport links
- Accessible front and rear garden
- Low maintenance rear plot
-

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

£160,000



Total floor area 62.7 m² (675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/LOW110151

The Property Ombudsman

Property Ref:
LOW110151 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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