London Road,Kessingland Lowestoft NR33 7PW

william h brown

welcome to

London Road, Kessingland Lowestoft

[Guide Price £225,000 - £235,000] A spacious mid-terrace home arranged over three floors, well-presented throughout, including a spacious lounge/diner, a fitted kitchen and a stunning rear garden.

Lounge/Diner
Double glazed bay window to front. Stairs leading to first floor. Feature fireplace. Integrated storage cupboard. 2x Radiators.

Kitchen
Double glazed door leading to rear garden. Double glazed skylight to rear. Double glazed window to rear. Double glazed window to lounge/diner. Access to bathroom. Lino flooring. Part tiled walls. Fitted units and worktops. Integrated electric oven with induction hobs. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer.

Bathroom
Double glazed window to side. Lino flooring. Bathtub with overhead shower. Wc and wash hand basin with fitted storage cupboard. Radiator.

Landing
Access to bedroom 1, 2, and 3. Stairs leading to bedroom four. Carpet flooring. Understairs storage cupboard.

Bedroom One
Double glazed window to front. Carpet flooring. 2x Built in wardrobes. Integrated storage space. Radiator.

Bedroom Two
Double glazed window to rear. Carpet flooring. Radiator.

Bedroom Three
Double glazed window to rear. Carpet flooring. Radiator.

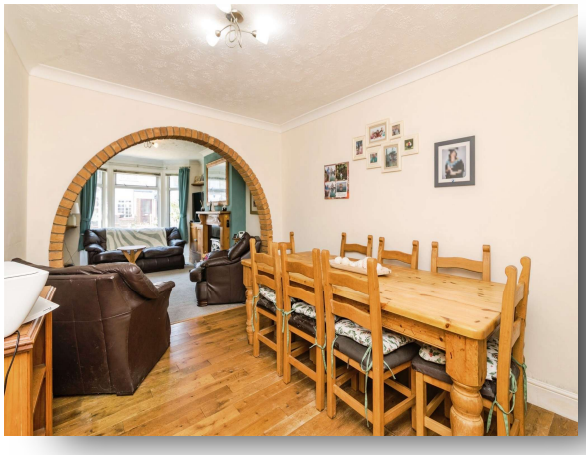
Bedroom Four
Double glazed skylight window to rear. Carpet flooring. 2x Integrated storage cupboard.

Front Garden
Concrete pathway leading to front door. Gravel plot to side. Brick wall and fence surrounding.

Rear Garden
Pathway leading to rear access gate and decking. Various topiary throughout. Grass plot to side. Wood fence surrounding. Parking to rear.

Garage
Brick-built outbuilding suitable for car storage.

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/LOW109853

welcome to

London Road, Kessingland Lowestoft

- NO ONWARDS CHAIN
- Three/four-bedroom mid-terrace family home
- Extended fitted kitchen with skylight
- Spacious lounge/diner with bay window and feature fireplace
- Off-road parking space to the rear of the property

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

guide price

£225,000

view this property online williamhbrown.co.uk/Property/LOW109853

The Property Ombudsman

Property Ref:
LOW109853 - 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 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