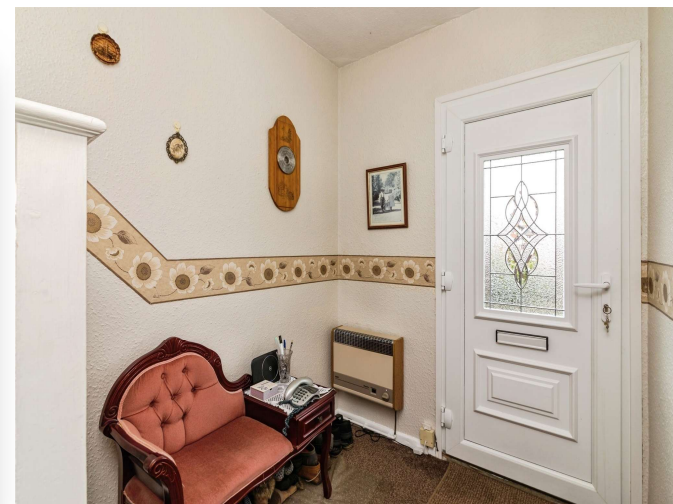




Hawthorn Avenue, Lowestoft NR33 9BD

welcome to

Hawthorn Avenue, Lowestoft

William H Brown are delighted to present this three-bedroom mid-terraced home with an open-plan kitchen/diner, off road parking, and west facing rear garden. Perfect for first time buyers or families. Please call today on 01502585998 to book your viewing!



William H Brown are pleased to present this bright and well-proportioned three-bedroom mid-terraced house located in a popular residential area of South Lowestoft. The property offers both comfortable living and potential to personalise. On the ground floor you'll find a welcoming entrance hall, cosy lounge with a gas fireplace, and a spacious open-plan kitchen/diner with space for family meals. Upstairs there are three bedroom and a family bathroom. Outside, you'll find off-road parking to the front, and a west-facing rear garden with patio, lawn and garden store - ideal for outdoor entertaining or relaxing. The property benefits from double glazing, gas central heating, and proximity to local amenities, shops and schools.

Entrance Hall

Lounge

8' 9" x 12' 4" (2.67m x 3.76m)

Kitchen/Diner

18' 8" Max x 12' 10" (5.69m Max x 3.91m)

Landing

Bedroom 1

11' 2" Max x 11' 9" (3.40m Max x 3.58m)

Bedroom 2

10' 8" Max x 12' 6" (3.25m Max x 3.81m)

Bedroom 3

8' 6" x 8' 3" (2.59m x 2.51m)

Bathroom

Front Garden

Back Garden

Agents Note



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welcome to

Hawthorn Avenue, Lowestoft

- THREE BEDROOMS OFF LANDING
- SPACIOUS OPEN-PLAN KITCHEN/DINER
- LOUNGE WITH FIREPLACE CREATING A COSY ATMOSPHERE
- DOUBLE GLAZING THROUGHOUT
- OFF-ROAD PARKING/GATED DRIVEWAY.

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW109314



Property Ref:
LOW109314 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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