



Salisbury Road, Lowestoft NR33 0HE

welcome to

Salisbury Road, Lowestoft

William H Brown are thrilled to offer this spacious family home featuring a welcoming porch, bright lounge/diner, fitted kitchen, three well-proportioned bedrooms and a stylish bathroom, complete with a private rear garden and large garage! Please call today on 01502585998 to book your viewing!

Entrance Hall

Laminate wood effect flooring. Double glazed front door. Radiator.

Lounge

11' 10" x 11' 7" (3.61m x 3.53m)
Laminate wood effect flooring. Radiator. Double glazed bay window to front. Power points.

Dining Room

11' 10" x 11' (3.61m x 3.35m)
Laminate wood effect flooring. Radiator. Power points. Double glazed window to rear. Open plan with lounge. Built in storage cupboard.

Kitchen

11' 2" x 9' (3.40m x 2.74m)
Tiled flooring and part tiled walls. Radiator. Double glazed window to side. Sink and drainer. Plumbing for washing machine and dishwasher. Space for 50/50 fridge freezer. Space for dryer.

Rear Lobby

9' x 3' 3" (2.74m x 0.99m)
Tiled floor. Radiator. Double glazed door to side.

Landing

Carpeted stairs and landing. Built in airing cupboard.

Bedroom One

15' x 11' 11" (4.57m x 3.63m)
Carpet flooring. 2x double glazed windows to front. Radiator. Double bedroom.

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)
Carpet flooring. Double glazed window to rear. Radiator. Power points. Double bedroom.

Bedroom Three

7' 8" x 7' (2.34m x 2.13m)

Bathroom

Vinyl flooring. Full tiled walls. Wc and washbasin. Bath tub with mixer taps. Double glazed window to side. Radiator.

Front Garden

Fencing to front with gated pathway to front door.

Rear Garden

Low maintenance. Fully enclosed. Garage to rear.

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.





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welcome to

Salisbury Road, Lowestoft

- SPACIOUS AND WELL-PRESENTED FAMILY HOME
- BRIGHT OPEN-PLAN LOUNGE/DINING ROOM WITH BAY WINDOW
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE GARAGE PROVIDING SECURE PARKING OR ADDITIONAL STORAGE - OFF ROAD PARKING ALSO AVAILABLE
- IDEAL FOR FAMILIES OR FIRST-TIME BUYERS

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

offers in excess of

£150,000



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.focalagent.com

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Property Ref:
LOW109675 - 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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