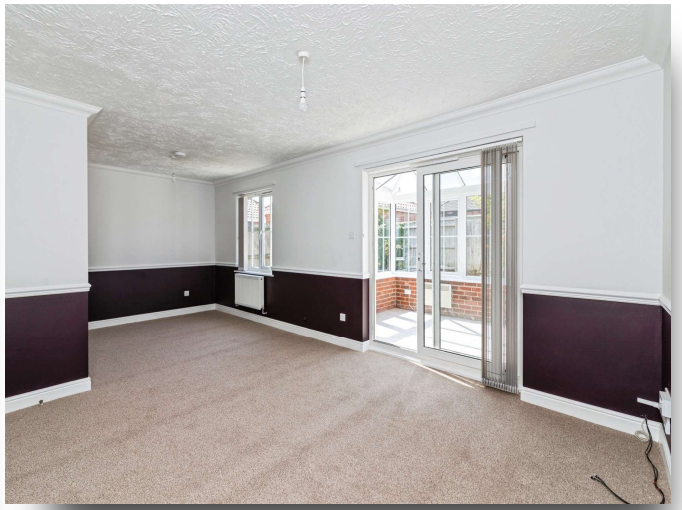


John Lawrence Close,Beccles NR34 9HY

william
h brown

welcome to

John Lawrence Close, Beccles

Spacious and well-presented three-bedroom detached bungalow situated in a quiet cul-de-sac location, offering generous living accommodation, a conservatory, garage, driveway parking and enclosed rear garden.

Entrance Hall
Access to lounge, kitchen all bedrooms, ground floor wc and bathroom. Loft hatch access. Tiled flooring. Integrated storage cupboard with tank. Radiator.

Ground Floor Wc
Double glazed window to side. Vinyl flooring. Wc and wash hand basin. Radiator.

Lounge
Double glazed double doors leading to conservatory. Double glazed window to rear. Carpet flooring. Radiator.

Kitchen
Double glazed door leading to garden. Double glazed window to side. Tiled flooring. Fitted units and worktops. Sink and drainer. Integrated gas hobs. Integrated electric oven. Plumbing for washing machine. Space for fridge freezer. Access to boiler. Cooker head. Radiator.

Conservatory
Double glazed door to side. Double glazed windows surrounding with glass window roof. Tiled flooring. Electric heater.

Bedroom One
Double glazed bay window to front. Carpet flooring. Integrated wardrobe storage. Radiator.

Bedroom Two
Double glazed window to front. Carpet flooring. Integrated wardrobe storage. Radiator.

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

Bathroom
Double glazed window to side. Vinyl flooring. Part tiled walls. Wc and wash hand basin. Bathtub with electric shower unit. Radiator.

Front Garden
Brickweave driveway with grass plot to front. Patio tiles leading to front door.

Rear Garden
Patio tiles surrounding with grass plot. Access to garage via side door. Rear and front access garden gates. Outside tap. West facing.

Garage
17' 3" x 8' 6" (5.26m x 2.59m)
Rolling door. Concrete flooring. Power supple. Fitted units.

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.

welcome to

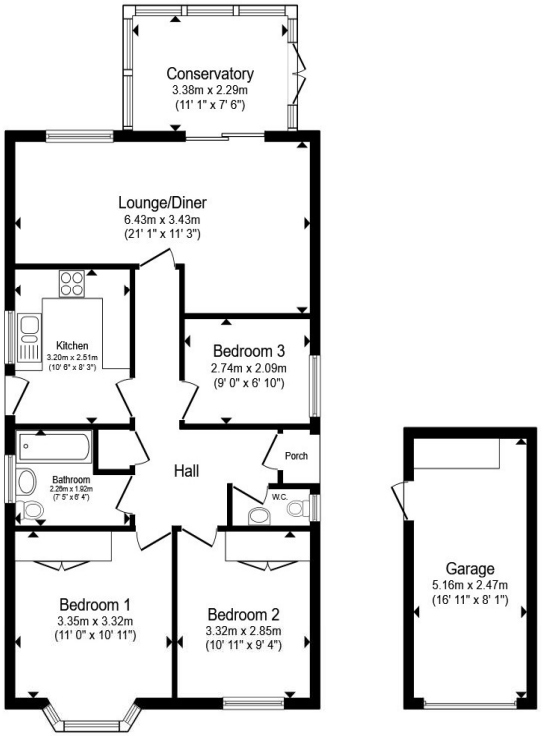
John Lawrence Close, Beccles

- Three-bedroom detached bungalow
- Spacious lounge/diner with conservatory
- Bathroom plus separate cloakroom
- Detached garage and driveway parking
- Enclosed rear garden

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

offers in the region of

£325,000



Ground Floor **Garage**

Total floor area 92.1 m² (992 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

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view this property online williamhbrown.co.uk/Property/LOW109892

The Property Ombudsman

Property Ref:
LOW109892 - 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

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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.