



**Clemence Street, Lowestoft NR32 2JJ**

**welcome to**

## **Clemence Street, Lowestoft**

William H Brown are delighted to present this charming 2-bedroom property, benefitting from transport links, several amenities and a wonderful inside living space.

### **Lounge**

12' 10" x 9' 4" ( 3.91m x 2.84m )

Double glazed front door. Double glazed window to front. Wood effect flooring. Radiator. Power points.

### **Dining Room**

11' 8" x 9' 6" ( 3.56m x 2.90m )

Double glazed door to rear. Wood effect flooring. Radiator. Power points.

### **Kitchen**

9' 10" x 5' 9" ( 3.00m x 1.75m )

Double glazed window to rear. Vinyl flooring. Fitted top and bottom units and worktops. Sink and drainer. Space for electric oven, 50/50 fridge freezer, and washing machine. Power points.

### **Bathroom**

5' 9" x 5' 7" ( 1.75m x 1.70m )

Double glazed window to rear. Fully tiled walls. Wc and wash basin. Bathtub with overhead shower. Radiator.

### **Bedroom One**

12' 10" Max x 9' 5" ( 3.91m Max x 2.87m )

Double glazed window to front. Carpet flooring. Radiator. Power points. Double bedroom.

### **Bedroom Two**

11' 6" x 9' 7" ( 3.51m x 2.92m )

Double glazed window to rear. Carpet flooring. Radiator. Power points. Double bedroom.

### **Rear Garden**

Fully enclosed by brick wall.





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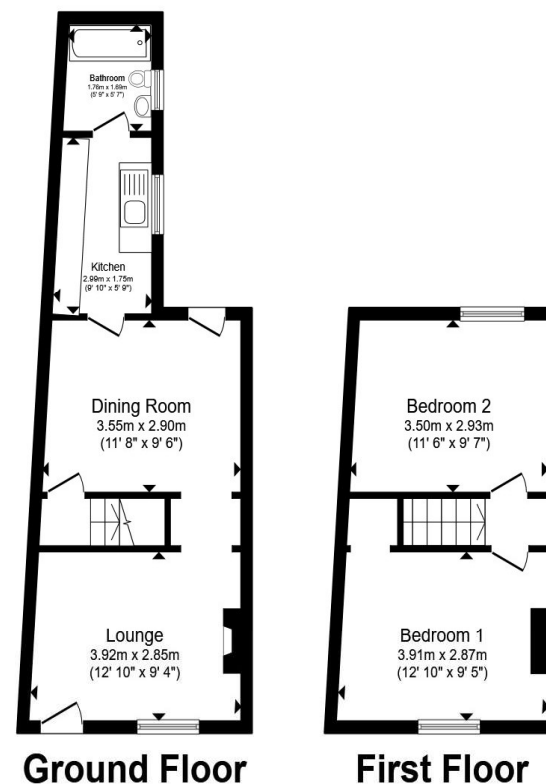
- TWO-BEDROOM END-TERRACED HOME
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- PERFECT INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£140,000**



Total floor area 58.5 m<sup>2</sup> (629 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](http://www.propertybox.io)



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Property Ref:  
LOW109657 - 0002

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

  
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