



**Oxford Road, Lowestoft NR32 1TN**

**welcome to**

**Oxford Road,Lowestoft**

William H Brown are delighted to present this Two Bedroom Mid-terraced home, located on Oxford Road and offered with no onwads chain. The property consists of; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Space. WC, Upstairs bathroom and WC, Low maintenance Front and Rear gardens.



## Accommodation

### Ground Floor

#### Entrance Hall

Door to Dining room, Door to Kitchen, Access to Downstairs WC. Built in storage, Radiator, Tiled flooring.

#### Lounge

11' 6" Plus Bay x 10' 4" ( 3.51m Plus Bay x 3.15m )

Double glazed Bay window to Front aspect, Archway through to Dining room, Radiator, TV and Power points, Carpet flooring.

#### Dining Room

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window to Rear aspect, Feature fireplace, Radiator, Power points, Carpet flooring.

#### Kitchen

15' 10" x 8' 11" ( 4.83m x 2.72m )

Window to Side aspect, Door to Garden, Sliding door to Utility space, Fully Tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Space for Double Oven, Radiator, Tiled flooring.

#### Downstairs Wc

Window to Side aspect, WC, Lino flooring.

#### Utility Room

8' 8" x 5' 5" ( 2.64m x 1.65m )

Bay window to Side, Partially tiled walls, Fitted Units and Work surfaces, Tiled flooring.

### First Floor

#### Landing

Access to Bedrooms 1, 2, WC and Bathroom, Radiator, Wooden style flooring.

#### Bedroom 1

13' 8" x 11' 6" ( 4.17m x 3.51m )

Two double glazed windows to Front aspect with shutters, Double Bedroom, Radiator, Wood effect flooring.

#### Bedroom 2

11' 6" x 10' 5" ( 3.51m x 3.17m )

Window to Rear aspect, Double Bedroom, TV and Power points, Radiator, Fitted Wash hand basin with unit, Carpet flooring.

#### Upstairs Wc

Window to Side aspect, Wc, Wash hand basin.

#### Bathroom

Bay window to Side, Double glazed French doors to Rear, Partially tiled walls, WC, Wash hand basin, Bath tub with mixer taps, Radiator, Tiled flooring.

#### Outside

##### Front Garden

Brickwall to front with gates access to Front door, Low maintenance trees to side.

##### Rear Garden

Low maintenance Brickweave garden with fencing surround, Oubuilding/Summerhouse with running electricity, Side gate access.

#### Agents Note (1)

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### Agents Note (2)

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



**view this property online** [williamhbrown.co.uk/Property/LOW108931](http://williamhbrown.co.uk/Property/LOW108931)



welcome to

## Oxford Road, Lowestoft

- Two Double Bedroom Home
- \*\* Offered Chain Free \*\*
- Attention First Time Buyers, Investors or Those Relocating to the Coast
- Separate Lounge and Dining Room
- Low Maintenance Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LOW108931](http://williamhbrown.co.uk/Property/LOW108931)



Property Ref:  
LOW108931 - 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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**