



Crown Street West, Lowestoft NR32 1SG

welcome to

Crown Street West, Lowestoft

Nestled conveniently in the town-centric area of North Lowestoft, William H Brown are delighted to present this 3-bed mid-terraced property on Crown Street West. A great opportunity for first-time buyers and investors alike, this property hosts ample living space throughout!



William H Brown Lowestoft are delighted to present this conveniently positioned property close to the town centre, with easy access to local amenities and the desirable award-winning beaches. The property itself has ample reception area, featuring a separate lounge and diner layout, providing desirable utility space. The alcove kitchen features space for a host of white goods, including a washing machine and dishwasher. The bathroom upstairs is tiled and has a bathtub with an overhead mains shower to suit the demands of modern day living. The property also plays host to three well-sized bedrooms, all of which coming off of the landing, which proves ideal for family dynamics or for landlords looking to let. Outside, the rear garden is fully enclosed for privacy, with an expansive grass plot. Viewings come highly recommended – call 01502 585998 to arrange!

Lounge

12' 1" x 10' 11" Max (3.68m x 3.33m Max)

Dining Room

11' 1" x 8' 3" Max (3.38m x 2.51m Max)

Kitchen

14' 5" x 8' 1" (4.39m x 2.46m)

Landing

Bedroom 1

14' 6" x 12' 5" (4.42m x 3.78m)

Bedroom 2

11' 2" x 9' Max (3.40m x 2.74m Max)

Bedroom 3

8' 4" x 6' 8" (2.54m x 2.03m)

Bathroom

Rear Garden



view this property online williamhbrown.co.uk/Property/LOW109346



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Crown Street West, Lowestoft

- THREE WELL-SIZED BEDROOMS
- SEPERATE LOUNGE AND DINER LAYOUT
- CONVENIENT LOCATION CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST-TIME BUYERS AND INVESTORS
- CALL TODAY TO BOOK A VIEWING - 01502585998

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW109346



Property Ref:
LOW109346 - 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 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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