



Notley Road, Lowestoft NR33 0UG

welcome to

Notley Road, Lowestoft

****GUIDE PRICE £200,000-£220,000**** Spacious four-bedroom mid-terrace home offering flexible family accommodation, a fitted kitchen with utility area, ground floor bathroom and a generous enclosed rear garden with rear access. Conveniently located close to local amenities, schools and transport links.

Entrance Hall

Double glazed front door. Access to lounge/diner and ground floor bathroom. Laminate wood effect flooring.

Lounge/Diner

Double glazed windows to front and rear. Laminate wood effect flooring. Radiator.

Kitchen

Double glazed door to rear leading to garden. Double glazed window to rear. Vinyl flooring. Part tiled walls. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Space for electric oven. Space for fridge freezer. 2x storage cupboards. Access to boiler. Radiator.

Landing

Double glazed window to rear. Loft hatch access. Access to all bedrooms. Carpet flooring. Radiator.

Bedroom One

Double glazed window to rear. Carpet flooring. Radiator.

Bedroom Two

Double glazed window to front. Carpet flooring. Radiator.

Bedroom Three

Double glazed window to front. Carpet flooring. Radiator.

Bedroom Four

Double glazed window to rear. Carpet flooring. Radiator.

Bathroom

Double glazed window to front. Wc and wash hand

basin with fitted units. Bathtub with overhead shower unit. Vinyl flooring. Radiator.

Front Garden

Concrete path leading to front door with grass plots to sides. Mix of brick wall and fence surrounding.

Rear Garden

Concrete slabs leading to grass plot and summerhouse. Water tank and outside tap. Fence surrounding. South facing.

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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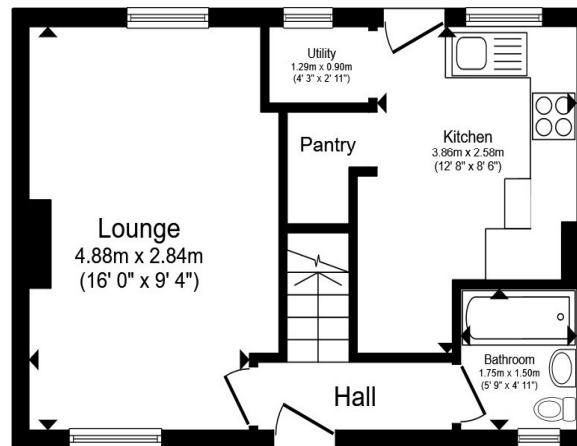
- Four-bedroom mid-terrace house in a popular South Lowestoft location
- Fitted kitchen with utility area and useful pantry/storage space
- Generous enclosed rear garden featuring a summerhouse
- Off-road parking to the rear
- Ideal first-time buy, family home or investment opportunity

Tenure: Freehold EPC Rating: D

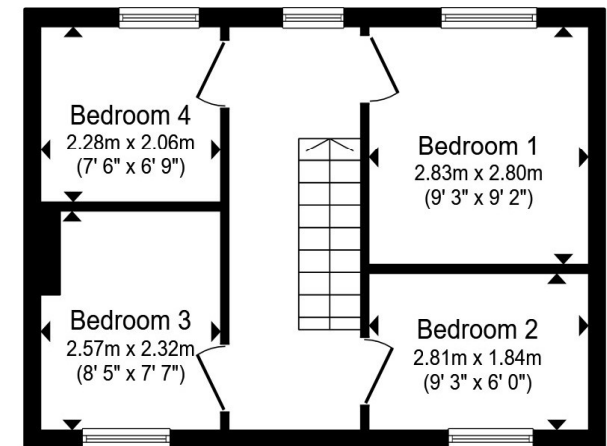
Council Tax Band: A

guide price

£200.000



Ground Floor



First Floor

Total floor area 66.8 m² (719 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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Property Ref:
LOW109979 - 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.

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