



Hawthorn Avenue, Lowestoft NR33 9BB

welcome to

Hawthorn Avenue, Lowestoft

William H Brown are pleased to present this Three Bedroom property on Hawthorne Avenue. The property offers superb potential both internally and externally, with potential for an extension to side (STPP). Please call William H Brown to organise a viewing today!

Entrance Hall

Door to dining room and lounge. Tiled flooring. Understairs storage space.

Lounge

12' 3" x 8' 10" (3.73m x 2.69m)
Double glazed bay window to front. Carpet flooring. Radiator. Power ports.

Dining Room

12' 11" x 10' 3" (3.94m x 3.12m)
Double glazed window to rear. Door to rear. Doorway to kitchen. Laminate wood effect flooring. Radiator.

Kitchen

9' 10" x 5' 10" (3.00m x 1.78m)
Double glazed window to rear. Tiled flooring. Part tiled and brick walls. Fitted units and worktops. Sink and drainer unit. Integrated gas hobs. Integrated eye level oven and grill. Plumbing for washing machine. Power ports.

Landing

Doors to bedrooms one, two, and three, and bathroom. Carpet flooring. Wooden stairs. Radiator.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)
Double glazed window to rear. Carpet flooring. Built in sliding door wardrobes. Radiator. Spotlights. Power ports. Double bedroom.

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)
Double glazed window to rear. Carpet flooring. Radiator. Spotlights. Built in wardrobes. Double bedroom.

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)
Double glazed window to rear. Carpet flooring. Radiator. Power ports.

Bathroom

Double glazed window to rear. Wood effect flooring. Wc and washbasin. Walk-in shower with screen. Spotlights.

Front Garden

Pathway leading to front door. Grass and privacy hedge to front. Fencing to side.

Rear Garden

Patio leading to raised grass with outbuilding to side. Fully enclosed with wrap around garden to side. Footings for potential side extension.

Outbuilding

8' 6" x 4' 11" (2.59m x 1.50m)
Outbuilding with potential for office/ outside bar

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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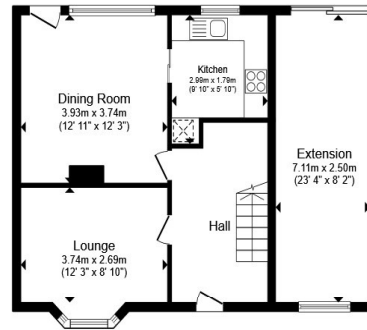


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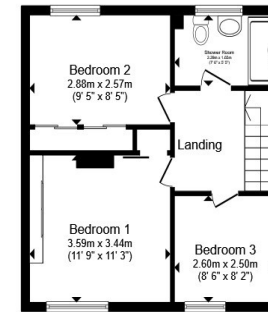
Hawthorn Avenue, Lowestoft

- THREE BEDROOMS
- CLOSE TO AMENITIES
- POTENTIAL FOR EXTENSION (STPP)
- OPEN PLAN KITCHEN/ DINER
- LARGE REAR GARDEN

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

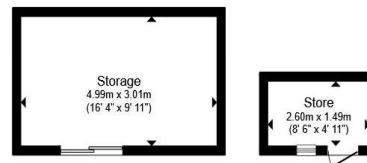


Ground Floor



First Floor

£170,000



Outbuilding

Total floor area 121.0 m² (1,303 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:
LOW109574 - 0009

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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