



London Road, Kessingland Lowestoft NR33 7PN

welcome to

London Road, Kessingland Lowestoft

Integrated perfectly within the charming coastal town of Kessingland, this traditional 2 bedroom mid-terraced house on London Road is perfect for those looking for a property with the potential to modernise, whilst also being able to accommodate a family dynamic.

Lounge

External door to front, double glazed window to front, internal door to stairs, fireplace and surround with log burner, radiator and wooden flooring.

Kitchen

Double glazed window to rear, internal door to utility/rear entrance, pantry cupboard, wall and base units with work surfaces, space for appliances, part tiled walls and tiled flooring.

Utility

External double glazed door to side, double glazed window to side, base units with space for appliances, wall mounted boiler, door to cloakroom, sockets and vinyl flooring.

Cloakroom

Double glazed frosted window, WC, half paneled and tiled flooring.

Landing

Stairs to first floor leading to internal doors to bedrooms,

Bedroom One

Double glazed window to rear, door to bathroom, radiator and carpeted flooring.

Bedroom Two

Double glazed window to front, fitted cupboard, radiator and carpeted flooring.

En-Suite Bathroom

Double glazed frosted window to side, bath unit, base units with fitted WC and hand wash basin, radiator and laminate flooring.

External

Brick wall to front with gated access to path to front door, landscaped area to side of path. Fully enclosed rear garden with gated access leading to parking and concrete paving leading to grass area.

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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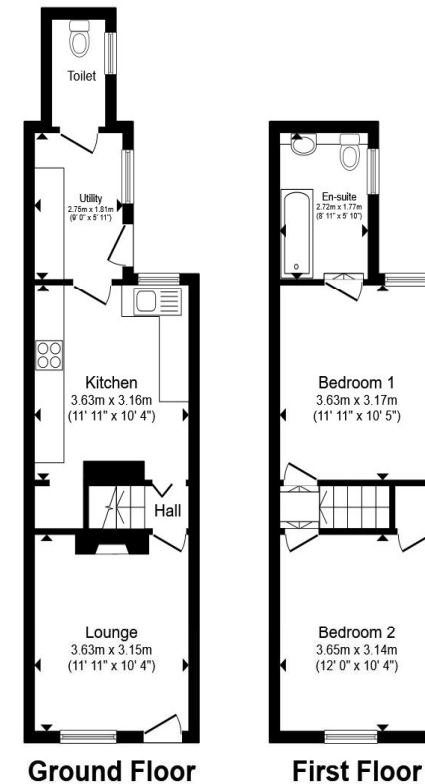
- Well presented mid terraced home
- Parking space
- Close to town centre
- Kitchen & utility
- Downstairs WC & upstairs en-suite bathroom

Tenure: Freehold EPC Rating: G

Council Tax Band: A

offers over

£155,000



Total floor area 64.5 m² (694 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:
LOW109710 - 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.

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