



**Reeve Street, Lowestoft NR32 1UF**



**welcome to**

**Reeve Street, Lowestoft**

A three bedroom mid-terraced home offering a lounge, dining room, kitchen and ground floor bathroom, with a rear garden in a convenient Lowestoft location.



William H Brown are pleased to present this well-proportioned three bedroom mid-terraced home on Reeve Street, Lowestoft. Offering a practical and comfortable layout, this property would make an ideal purchase for first-time buyers, families or investors alike. The ground floor accommodation comprises a welcoming lounge positioned to the front of the property, providing a bright and comfortable living space. This leads through to a separate dining room, offering ample space for family meals and entertaining. The kitchen is located to the rear, and is fitted with a range of units and work surfaces, providing direct access to the bathroom which completes the ground floor accommodation. To the first floor, the landing provides access to three bedrooms, all of which are well-proportioned and offer flexibility for use as sleeping accommodation, a home office or nursery depending on individual needs. Externally, the property benefits from a rear garden providing outdoor space for relaxation or entertaining. Reeve Street is conveniently located for access to local amenities, schools and transport links, making this a well-placed home within Lowestoft.

### **Lounge**

10' 5" Max x 10' 4" ( 3.17m Max x 3.15m )

### **Dining Room**

10' 6" Max x 10' 6" ( 3.20m Max x 3.20m )

### **Kitchen**

13' 3" x 5' 3" ( 4.04m x 1.60m )

### **Bathroom**

### **Bedroom One**

10' 6" x 10' 5" ( 3.20m x 3.17m )

### **Bedroom Two**

10' 4" Max x 10' 4" ( 3.15m Max x 3.15m )

### **Bedroom Three**

7' 10" Max x 5' 10" Max ( 2.39m Max x 1.78m Max )

### **Rear Garden**



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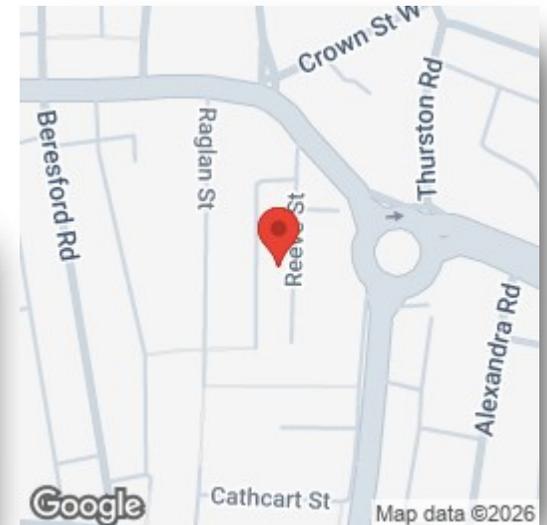
- THREE BEDROOM MID-TERRACE PROPERTY
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN TO THE REAR
- GROUND FLOOR BATHROOM
- THREE FIRST-FLOOR BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108724 - 0002

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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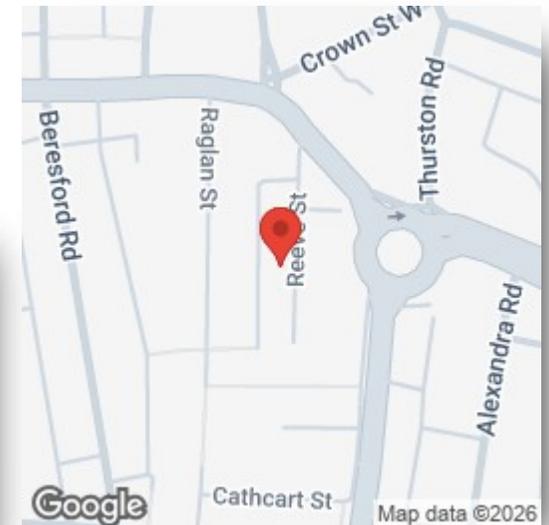
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