Roman Road,LOWESTOFT NR32 2DH

william
h brown

welcome to

Roman Road, LOWESTOFT

Well-presented two-bedroom mid-terrace home offering spacious accommodation including a lounge, separate dining room, fitted kitchen, ground floor cloakroom, first-floor bathroom and an enclosed low-maintenance rear garden. Conveniently located close to local amenities and transport links.

Lounge
Double glazed front door. Double glazed window to front. Part laminate wood effect flooring, part carpet flooring. Electric feature fireplace with wooden hearth. Built in cupboard containing consumer unit and electric meter. Radiator.

Dining Room
Double glazed window to rear. Carpet flooring. Radiator. Built in cupboard.

Kitchen
Double glazed window to side. Laminate wood effect flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven and gas hobs. Plumbing for washing machine. Plumbing for dishwasher.

Hall
Double glazed door to side. Laminate wood effect flooring.

Ground Floor Wc
Double glazed window to side. Laminate wood effect flooring. Wc and wash hand basin. Towel radiator.

Landing
Access to both bedrooms. Carpet flooring.

Bedroom One
Double glazed window to front. Carpet flooring. Built in storage cupboard. Radiator.

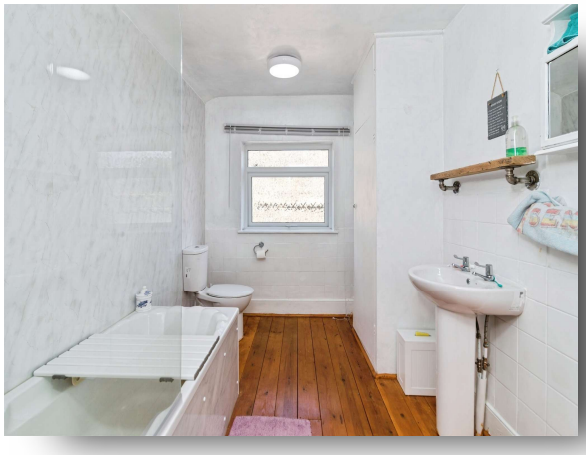
Bedroom Two
Double glazed window to rear. Access to bathroom. Carpet flooring. Radiator.

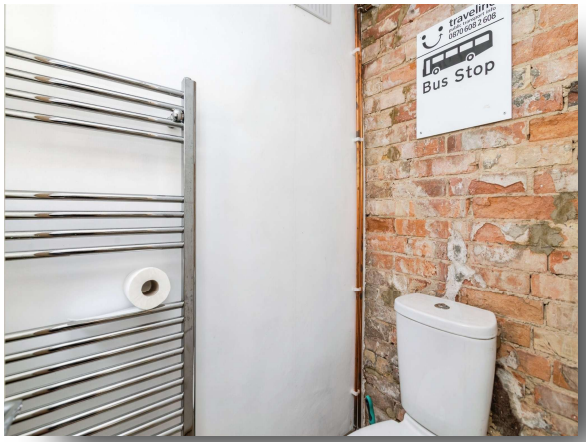
Bathroom
Wood flooring. Fully tiled walls. Wc and wash hand basin. Bathtub with overhead shower and glass screen. Built in cupboard.

Front Garden
Concrete path leading to front door. Brick wall surrounding.

Rear Garden
Concrete path leading to rear access gate. Decking for outdoor dining. Part brick wall, part fence surrounding. Outside tap.

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.




Bus Stop

welcome to

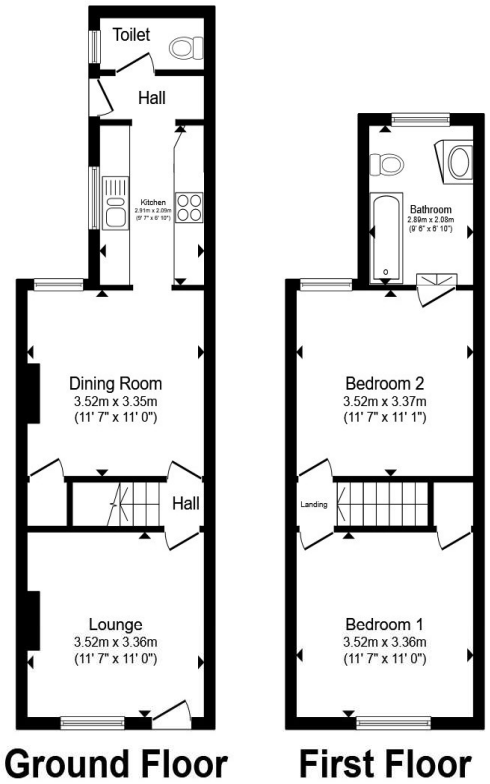
Roman Road, LOWESTOFT

- Two-bedroom mid-terrace property
- Spacious lounge and separate dining room
- Fitted kitchen with ample storage
- Ground floor cloakroom/WC and first-floor family bathroom
- Enclosed low-maintenance rear garden with decking

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

offers in excess of

£150,000



Total floor area 70.9 m² (763 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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The Property Ombudsman

Property Ref:
LOW110042 - 0003

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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