





Tonning Street,Lowestoft NR32 2AN

william h brown

welcome to

Tonning Street, Lowestoft

A recently renovated three-bedroom terraced house in central Lowestoft, offering two reception rooms, spacious kitchen, modern bathroom, enclosed courtyard and convenient access to the town centre, seafront, schools and rail links.

Lounge
Carpeted, double glazed window to front aspect, radiator, open fire.

Dining Room
Carpeted, radiator, access to kitchen.

Kitchen
Vinyl flooring, radiator, double glazed window to rear aspect, plumbing for washing machine, fitted wall and base cupboards, sink and drainer unit, stairs leading to 1st floor.

Landing
Carpeted stairs and landing, acess to two bedrooms.

Bedroom 1
carpeted, double glazed window to front aspect, loft access, radiator.

Bedroom 2
Carpeted, radiator, double glazed window to rear aspect, built-in cupboard, leads to bedroom 3 through bi-fold door.

Bedroom 3
Carpeted, dual aspect double glazed windows, radiator.

Bathroom
Vinyl flooring, radiator, W/C, wash-hand basin, bath with overhead shower, double glazed window to side aspect

Rear Garden
Concrete courtyard with fence/brick surround. Wooden shed to rear.

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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welcome to

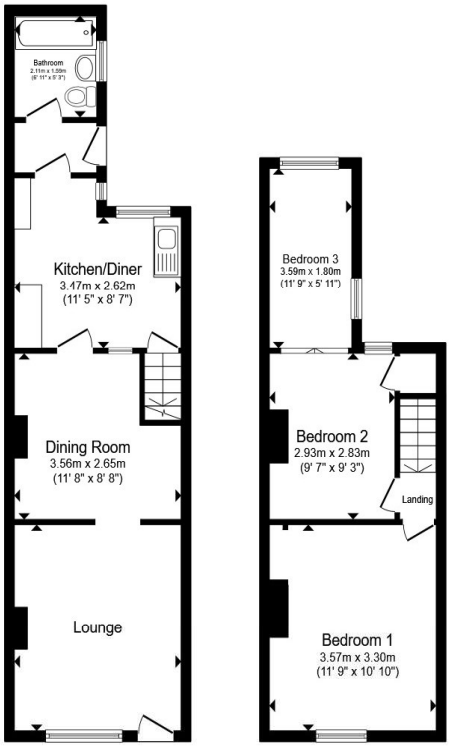
Tonning Street, Lowestoft

- Recently Renovated Three Bedroom House
- Two Seperate Reception Rooms
- Spacious Kitchen
- Modern Bathroom
- Short distance to town centre

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

offers in excess of

£110,000



Total floor area 78.4 m² (843 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:
LOW110225 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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