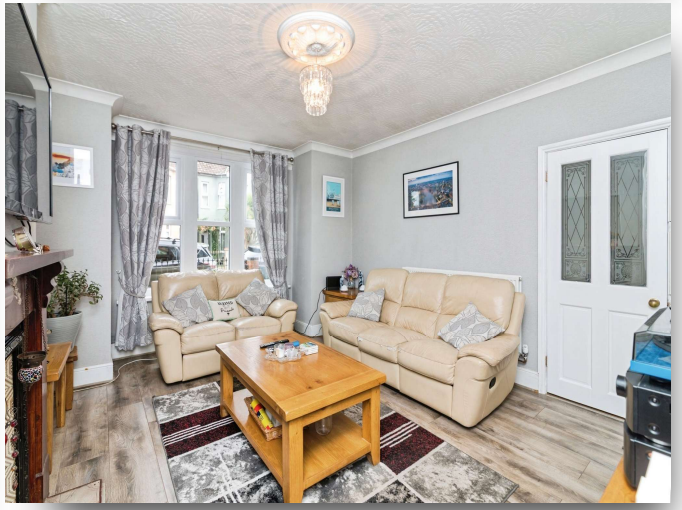


Haward Street,LOWESTOFT NR32 2DR

william h brown

welcome to

Haward Street, LOWESTOFT

A charming yet sizeable six bedroom mid-terraced property in the heart of North Lowestoft, just moments away from main transport hubs and the strongly-equipped high street.

Entrance Hall
Wood-effect flooring, radiator, access to living room, dining room and kitchen, integrated storage option, access to consumer unit, stairs to first floor.

Living Room
12' 6" x 12' 2" (3.81m x 3.71m)
Wood-effect flooring, radiator, cast-iron fireplace with hearth, double glazed window to front aspect.

Dining Room
12' 8" x 10' 10" (3.86m x 3.30m)
Wood-effect flooring, radiator, cast-iron fireplace with hearth, double glazed window to rear aspect.

Kitchen
12' 7" x 10' 1" (3.84m x 3.07m)
Tiled flooring, fitted units with work surface, range cooker, sink and drainer unit, fittings for washing machine, fittings for dishwasher, cooker hood, space for fridge freezer, breakfast bar, overhead units, access to boiler, access to shower room and rear garden via hall to rear, integrated storage options, double glazed window to side and rear aspects.

Shower Room
Fully tiled floor and walls, gas-heated towel radiator, hand-wash basin, W/C, walk-in shower, double glazed skylight window.

Landing
Carpet flooring, radiator, access to bedrooms 1, 2, 3 and 4, bathroom, stairs to second floor, loft hatch access.

Bedroom 1
12' 8" x 10' 10" (3.86m x 3.30m)
Wood-effect flooring, radiator, cast-iron fireplace with hearth, double glazed window to rear aspect.

Bedroom 2
12' 2" x 8' (3.71m x 2.44m)
Wood-effect flooring, radiator, cast-iron fireplace with hearth, double glazed window to front aspect.

Bedroom 3
10' 2" x 8' 10" (3.10m x 2.69m)
Wood-effect flooring, radiator, cast-iron fireplace with hearth, double glazed window to rear aspect.

Bedroom 4
9' 5" x 8' 2" (2.87m x 2.49m)
Wood-effect flooring, radiator, double glazed window to front aspect.

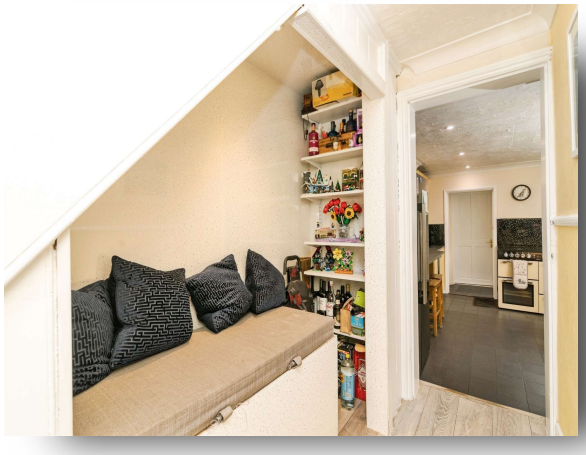
Bathroom
Laminate flooring, gas heated towel radiator, W/C, hand-wash basin, bathtub, showerhead unit, spotlights, double glazed window to side aspect.

Second Floor Landing
Split of carpet and wood-effect flooring, access to beds 5 and 6, double glazed window to rear aspect.

Bedroom 5
15' 2" x 7' 11" (4.62m x 2.41m)
Wood effect flooring, integrated storage options, double glazed skylight to front aspect.

Bedroom 6
9' 1" x 8' 9" (2.77m x 2.67m)
Wood effect flooring, radiator, double glazed to rear aspect.

Front Garden
Brickweave frontage, brick wall surround with metal fencing.



Rear Garden
Brickweave terrace leading to artificial grass plot. Access to brickbuilt shed with power supply, outside tap. Fenced surround, additional access via rear garden gate. North facing.

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

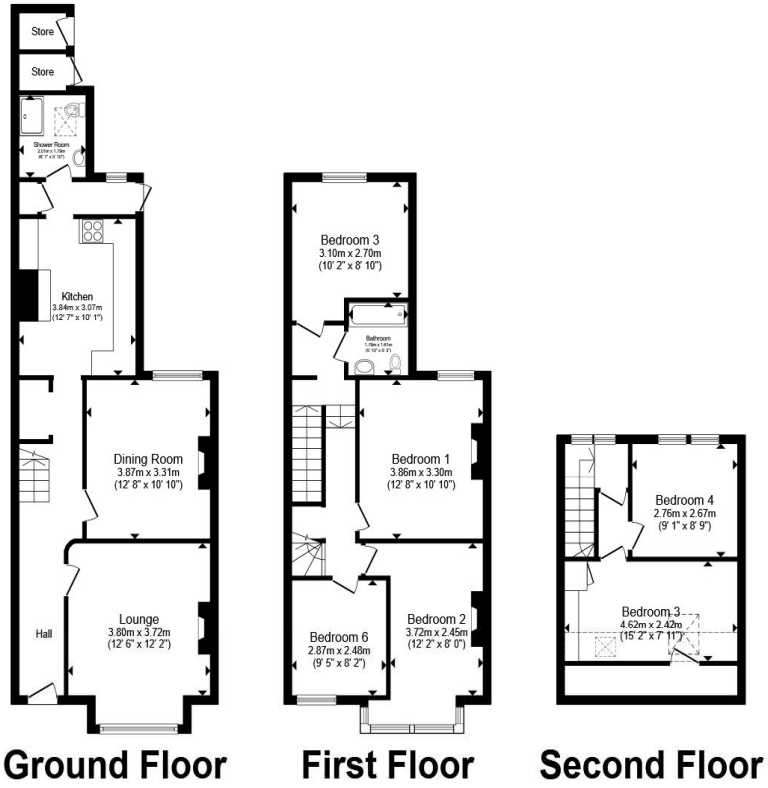
Haward Street, LOWESTOFT

- Four double bedrooms
- Close to both train and bus station
- Permit Parking only £30/year
- Sizeable rear garden
- All bedrooms off landing

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

offers in excess of

£220,000



Total floor area 143.3 m² (1,542 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:
LOW110119 - 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.

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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