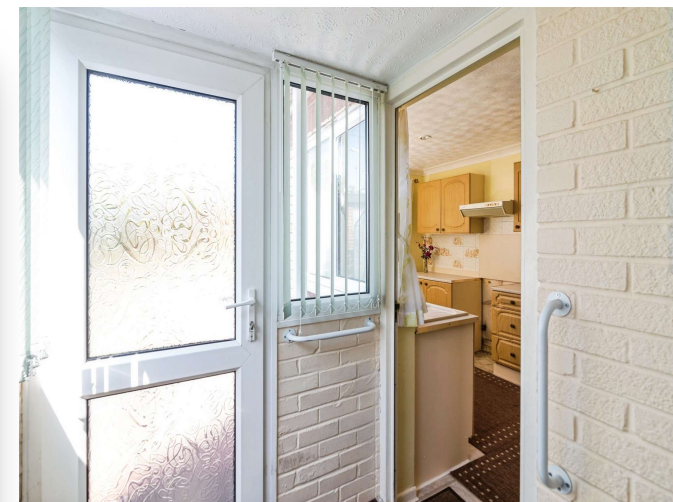




McLean Drive, Kessingland Lowestoft NR33 7TY

welcome to

McLean Drive, Kessingland Lowestoft

A brilliant opportunity to purchase a sizeable three bedroom bungalow in Kessingland, brimming with modernisation potential and beautiful front and rear gardens.

Entrance Porch

Double glazed windows surrounding. Carpet flooring.

Lounge

Double glazed window to front. Access to hallway and kitchen. Carpet liner flooring. Gas fireplace heater. Tv and power points.

Kitchen/Diner

Double glazed door to side. Double glazed window to rear. Access to rear porch. Vinyl flooring. Gas fired heater. Fitted units and worktops. Sink and drainer unit. Plumbing for washing machine. Space for electric oven. Spotlights. Access to consumer unit. Extractor fan.

Rear Porch

Double glazed door leading to rear garden. Double glazed windows surrounding.

Hall

Access to all bedrooms and bathroom. Carpet flooring. Integrated storage cupboard containing tank.

Bedroom One

Double glazed window to front. Carpet flooring. Gas fired heater. Power points.

Bedroom Two

Double glazed window to rear. Carpet flooring. Gas fired heater. Power points.

Bedroom Three

Single glazed window to rear. Carpet flooring. Power points.

Bathroom

Double glazed window to side. Vinyl flooring. Tiled walls. Wc and wash hand basin. Walk-in shower with curtain rail. Gas fired heater. Spotlights.

Front Garden

Large grass plot with laid tiles leading to front door.

Rear Garden

Brick built ramp leading to patio tiles laid throughout garden. Extensive grass plot. Shed and greenhouse. Outside tap. Fence surrounding. Rear access gate. North facing garden.

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.





view this property online williamhbrown.co.uk/Property/LOW109876



welcome to

McLean Drive, Kessingland Lowestoft

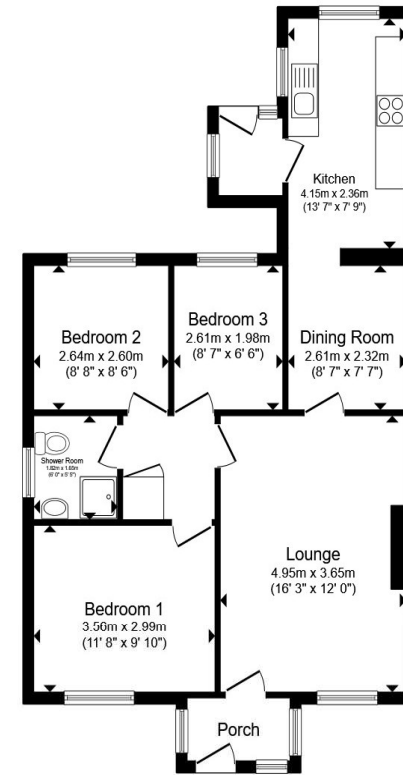
- Moments from the coastline, ideal for coastal living
- Spacious front-facing lounge filled with natural light
- Extended kitchen/diner with space for family dining
- Two double bedrooms plus a generous single bedroom/home office
- Large front and rear grassed gardens, well maintained

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£200,000



Total floor area 70.5 m² (759 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


william
h brown

view this property online williamhbrown.co.uk/Property/LOW109876



Property Ref:
LOW109876 - 0006

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.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk