



**Till Road, Lowestoft NR32 2LH**

**welcome to**

## **Till Road, Lowestoft**

Well presented two bedroom semi-detached bungalow located in a popular area of Lowestoft, featuring a spacious kitchen/lounge, modern wet room, off-road parking and enclosed rear garden. Ideal for first-time buyers, downsizers or investors.

### **Agents Note**

This property is currently under shared ownership with 75% ownership by the seller. The property is offered to market with the option to purchase 100%, at the listed price.

### **Entrance Hall**

Double glazed window and front door. Carpet flooring. Loft hatch. Built in storage cupboard.

### **Lounge**

Double glazed window and door to rear. Open plan with kitchen space. Wood effect flooring. Power points.

### **Kitchen**

Double glazed window to front. Open plan with lounge. Lino flooring. Part tiled walls. Fitted units and worktops. Sink and drainer unit. Space for fridge. Plumbing for washing machine. Power points.

### **Bedroom One**

Double glazed french doors to rear garden. Door to wet room. Carpet flooring. Power points. Double bedroom.

### **Bedroom Two**

Double glazed window to front. Carpet flooring. Tv and power points. Double bedroom.

### **Wet Room**

Lino flooring and part tiled walls. Fully adapted wet room. Extractor fan. Wc and wash hand basin.

### **Front Garden**

Brickweave driveway to side with side access gate to rear garden.

### **Rear Garden**

Low maintenance with concrete paving throughout. Fully enclosed by fencing with side access gate. Timber 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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## Till Road, Lowestoft

- **\*\*OFFERED CHAIN FREE\*\***
- Two bedroom semi-detached bungalow
- Spacious kitchen/lounge
- Modern wet room
- Off-road parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£112,500**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LOW109709 - 0007

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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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