



Cambridge Road, Lowestoft NR32 1TE

welcome to

Cambridge Road, Lowestoft

[Guide Price £160,000 - £170,000] William H Brown are pleased to present this Three Bedroom property, filled with character and charm on Cambridge Road. The property offers good space throughout, with close proximity to a variety of local amenities found in Lowestoft's town centre!

Accommodation

Ground Floor

Entrance Hall

Double glazed wood effect uPVC Front door leading into property, Access into Kitchen and Lounge, Stairs leading to First Floor landing, Radiator, Tiled flooring.

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed windows to Front and Side aspect, Partially exposed brick wall around Fireplace with exposed wooden shelves around, Electric fire in original fireplace, Power points, Carpet flooring.

Kitchen/ Diner

20' 8" x 10' 4" (6.30m x 3.15m)

Two double glazed windows to Side aspect and Double glazed window to Front aspect, Exposed brick wall to Front aspect, Fitted Kitchen wall and base units with work surfaces, Partially tiled walls, Sink and drainer unit, Space for washing machine, Under unit space for fridge and separate freezer, Under stairs storage cupboard, Radiator, Tiled flooring.

Bathroom

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with fitted over head shower, Tiled flooring.

First Floor

Landing

Small square landing leading to Two Bedrooms, Loft hatch, Carpet flooring.

Bedroom 1

12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed window to Front and Side aspect,

Built in storage cupboard, Radiator, Power points, Carpet flooring.

Bedroom 2

12' 5" Max x 10' 1" (3.78m Max x 3.07m)

Double glazed window to Side aspect, Access into Third Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

8' 8" Max x 8' 4" (2.64m Max x 2.54m)

Double glazed window to Front aspect, Current owner utilises space as an office with fitted worktop used as a desk, Power points, Radiator, Carpet flooring.

Outside

Front/ Side Garden

Fully enclosed with fence and hedges, Wrap around to Front and Side aspects, Partially paved, Sleepers used as paving, Pebble dash. Brick built single storey storage shed (insulated roofing and attached to main house) with power supply and plenty of shelves,

Parking

On street parking.





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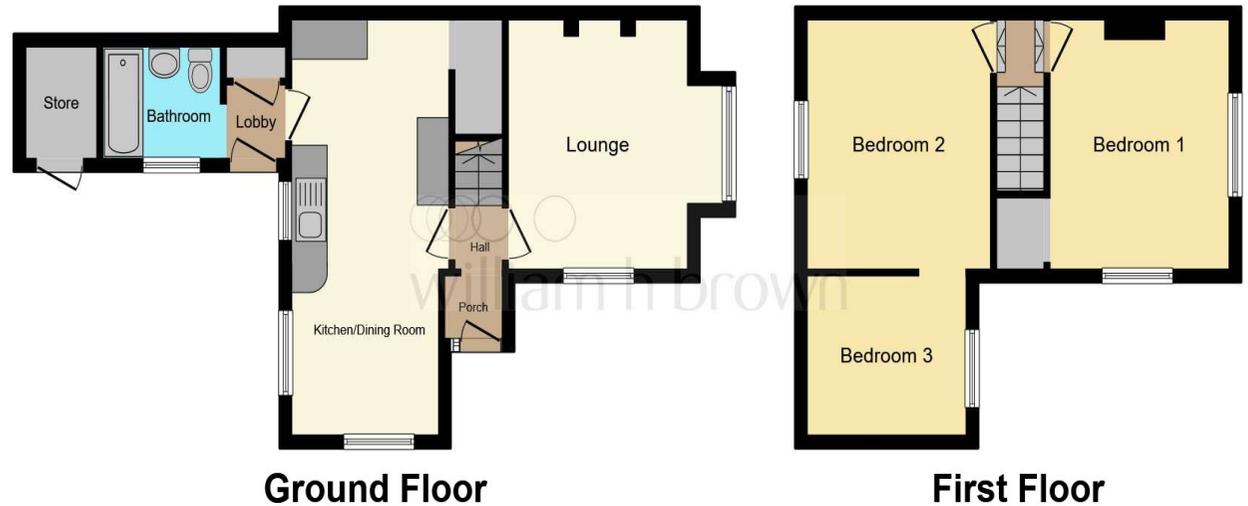
Cambridge Road, Lowestoft

- GUIDE PRICE £160,000 - £170,000
- Character Property
- Close to Local Schools and Shops
- Open Plan Kitchen/Diner
- Spacious Rooms Throughout

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

guide price

£160,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LOW107981 - 0013

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