



Beresford Road, Lowestoft NR32 2NG

welcome to

Beresford Road, Lowestoft

Well-placed in a centric Lowestoft location, this 3-bed property on Beresford Road is ideal for a family dynamic, as well as supporting open-plan living and benefitting from 2 double bedrooms.

Entrance Hall

Access to living room, kitchen, and stairs leading to first floor. Carpet flooring. Radiator. Power points.

Lounge

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed bay window to front. Open plan with dining room. Carpet flooring. Log burner. Radiator. Power points.

Dining Room

10' 6" x 9' 6" (3.20m x 2.90m)

Double glazed window to rear. Carpet flooring. Radiator. Power points.

Kitchen

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed window to side. Stone tile flooring. Fitted units and worktops. Sink and drainer unit. Overhead cupboards. Boiler. Integrated oven. Space for washing machine and tumble dryer. Spotlights. Power points.

Utility Room

Access to garden via double glazed door to side. Space for fridge/freezer.

Landing

Double glazed window to side. Access to bedrooms one, two and three. Loft hatch. Carpet flooring. Radiator. Power points.

Bedroom One

14' 2" x 12' (4.32m x 3.66m)

Double glazed window to front. Carpet flooring. Radiator. Power points.

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window to rear. Carpet flooring. Integrated wardrobe space. Radiator. Power points.

Bedroom Three

10' 11" x 8' 7" (3.33m x 2.62m)

Double glazed window to rear. Loft access. Carpet flooring. Integrated wardrobe units. Radiator. Power points.

Bathroom

Double glazed window to side. Tiled flooring and walls. Gas heated towel radiator. Bathtub. Wc and wash hand basin. Shower head unit.

Rear Garden

Laid stone tiles to rear access gate. Access to garage via double glazed door.





view this property online williamhbrown.co.uk/Property/LOW109695



welcome to

Beresford Road, Lowestoft

- Three bedroom Central Lowestoft property
- Open-plan lounge and dining room
- Spacious kitchen with seperate utility area
- Ground floor-bathroom
- Double glazing throughout

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

£190,000



Total floor area 102.6 m² (1,104 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



view this property online williamhbrown.co.uk/Property/LOW109695



Property Ref:
LOW109695 - 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 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