





Cowslip Crescent,Lowestoft NR33 8LB

william h brown

welcome to

Cowslip Crescent, Lowestoft

A charming two-bedroom end-of-terraced home in the highly desirable area of Carlton Colville; priced to sell, perfect for first time buyers and well-connected to an array of amenities.

Entrance Hall
Access to lounge.

Lounge
Double glazed french doors to conservatory. Double glazed window to side. Access to kitchen. Stairs leading to first floor. Carpet flooring. Feature electric fireplace. Radiator.

Kitchen
Double glazed window to front. Vinyl flooring. Part tiled walls. Fitted units and worktops. Sink and drainer. Integrated electric oven and induction hobs. Plumbing for washing machine. Access to boiler. Cooker hood.

Conservatory
Double glazed french doors to rear garden. Double glazed windows surrounding. Vinyl flooring. Exposed brick walls.

Landing
Access to both bedrooms and bathroom. Carpeted stairs and landing.

Bedroom One
Skylight to rear. Carpet flooring. Integrated storage options. Radiator.

Bedroom Two
Double glazed window to front. Carpet flooring. Radiator.

Bathroom
Skylight to front. Tiled walls and flooring. Bathtub with overhead shower. Wc and wash hand basin.

Front Garden
Grass plot with laid tiles leading to front door.

Rear Garden
Laid patio tiles with artificial grass plot. Fence surrounding.

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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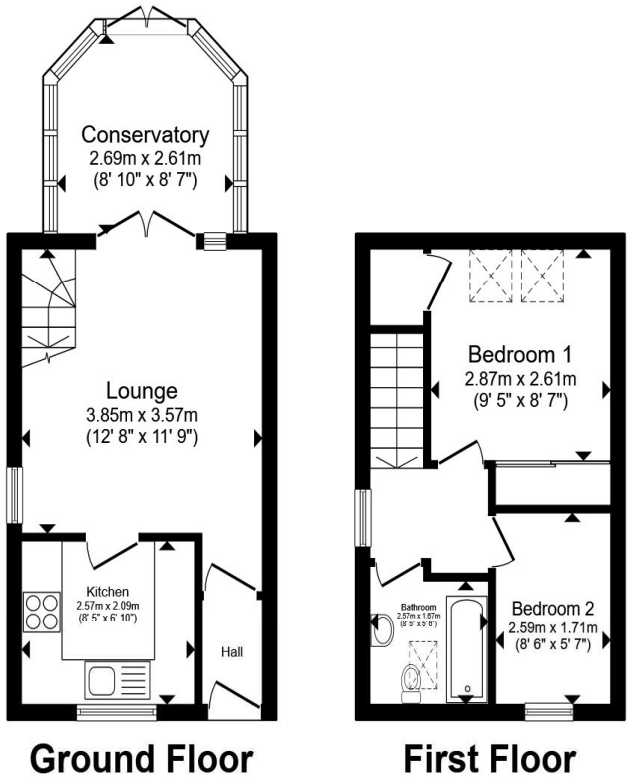
welcome to

Cowslip Crescent, Lowestoft

- Popular Carlton Colville location
- Well connected to an arrange of amenities
- Separate garage for parking
- Excellent investment opportunity
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Tenure: Freehold EPC Rating: D
Council Tax Band: A

£165,000



Total floor area 51.1 m² (550 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:
LOW110201 - 0002

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

01502 585998

Lowestoft@williamhbrown.co.uk

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

williamhbrown.co.uk

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.