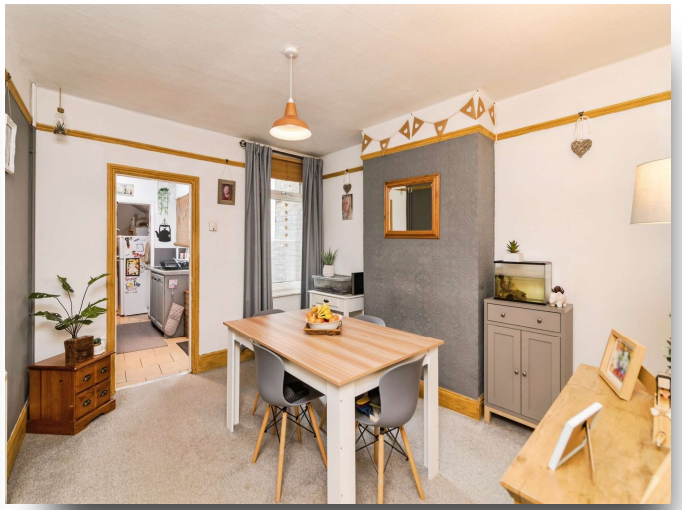






Cambridge Road,Lowestoft NR32 1TE

william
h brown

welcome to

Cambridge Road, Lowestoft

A brilliant chance to own a spotless three-bedroom mid-terraced home in the heart of North Lowestoft, just minutes walk away from local transport hubs, shops and schools. Perfect for first-time buyers!

Entrance Porch
Carpet flooring, door to living room.

Living Room
Wood-effect flooring, radiator, multi-fuel burner with tiled hearth, access to consumer unit, double glazed window to front aspect.

Dining Room
Carpet flooring, radiator, integrated storage cupboard, double glazed to rear aspect.

Kitchen
Tiled flooring, fitted units with work surface, integrated electric oven, gas hob, cooker hood, fittings for washing machine, space for fridge freezer, access to boiler, sink and drainer unit, overhead cupboards, access to bathroom, double glazed window and door to side aspect leading to garden.

Bathroom
Tiled flooring, W/C, hand-wash basin, bathtub and shower, part tiled walls, double glazed window to rear aspect.

Landing
Carpet flooring, access to bedrooms 1 and 2.

Bedroom 1
Carpet flooring, radiator, double glazed window to front aspect. Double bedroom.

Bedroom 2
Carpet flooring, radiator, integrated storage cupboard with access to loft, access to bedroom 3. Double glazed window to rear aspect. Double bedroom

Bedroom 3
Carpet flooring, radiator, double glazed window to rear aspect.

Front Garden
Laid ties leading to front door with artificial grass plot, brick wall surround.

Rear Garden
Laid concrete leading to artificial grass plot. Additional access via rear garden gate. Fenced surround. North East facing.

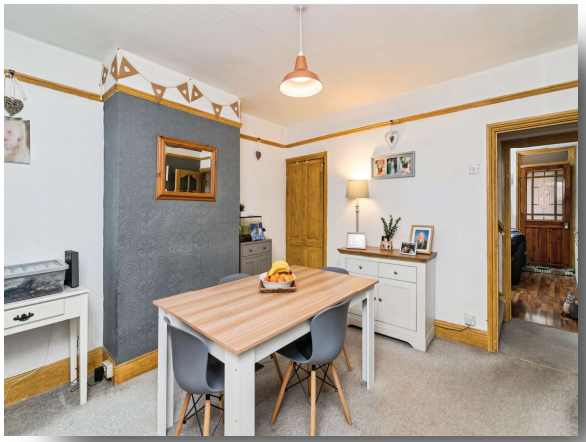
Agents Note
The property is listed a 3 bedroom property, please note that bedroom 3 is accessed via bedroom 2

Agents Note (2)
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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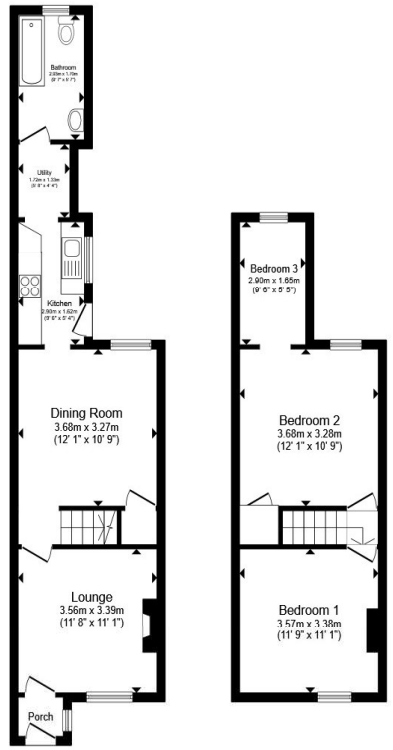
welcome to

Cambridge Road, Lowestoft

- Low maintenance front and rear gardens
- Sizeable kitchen
- Separate living and dining rooms
- Ample parking options
- Featured Wood Burner

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

£145,000



Total floor area 76.5 m² (823 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:
LOW110110 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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