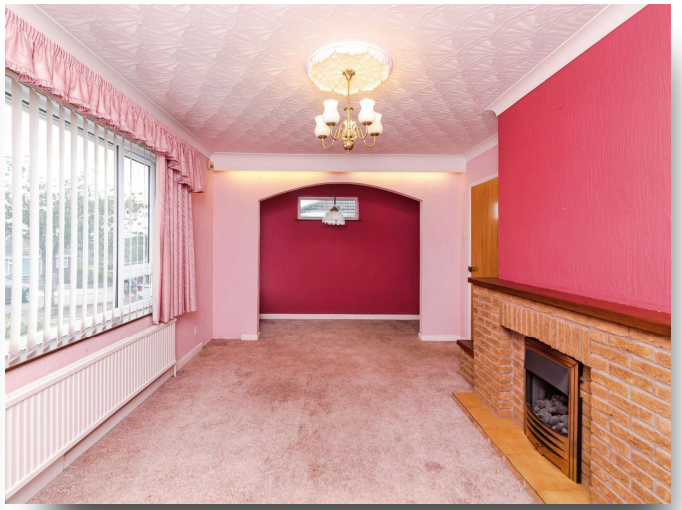






Woods Loke West,Lowestoft NR32 3DW

william h brown

welcome to

Woods Loke West, Lowestoft

[Guide Price £240,000-£250,000] A wonderful opportunity to purchase a two bedroom detached bungalow in the ever-desirable Oulton Broad, with excellent living spaces and both a driveway and garage.

Entrance Hall
Access to lounge/diner, kitchen, both bedrooms and bathroom. Loft hatch access. Carpet flooring. Integrated storage. Radiator.

Lounge/Diner
20' 9" x 11' 7" (6.32m x 3.53m)
Double glazed windows to front and side. Carpet flooring. Gas heated fireplace with tiled hearth. Radiator.

Kitchen
9' 10" x 8' 9" (3.00m x 2.67m)
Tiled flooring. Fitted units and worktops. Breakfast bar. Integrated induction hobs. Integrated electric oven. Plumbing for washing machine and dishwasher. Space for fridge freezer. Access to boiler. Radiator.

Conservatory
20' x 8' 4" (6.10m x 2.54m)
Double glazed door to rear leading to garden. Double glazed windows surrounding. Carpet flooring. Radiator.

Bedroom One
12' x 10' 8" (3.66m x 3.25m)
Double glazed window to rear. Carpet flooring. Fitted storage units. Radiator.

Bedroom Two
10' 7" x 9' 1" (3.23m x 2.77m)
Double glazed window to side. Carpet flooring. Radiator.

Bathroom
Double glazed window to side. Laminate flooring and fully tiled walls. Wc and wash hand basin with vanity unit. Walk-in shower cubicle. Gas heated towel radiator.

Front Garden
Laid concrete forming driveway with topiary. Access to garage. Outside tap. Mix of brick wall and fence surrounding.

Rear Garden
Brickweave patio leading to laid patio tiles. Surrounding greenary. Mix of brick wall and fence surrounding.

Garage
16' 10" x 9' 10" (5.13m x 3.00m)
Brickbuilt garage with double doors to front and windows to side aspect.

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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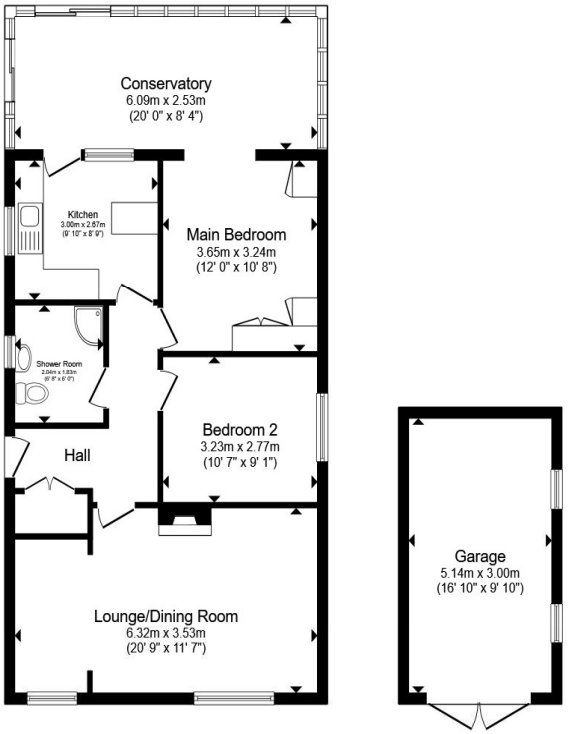
Woods Loke West, Lowestoft

- Desirable Oulton Broad location
- Excellent potential for modernisation
- Driveway and Garage
- Well-connected bus routes
-

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

guide price

£240,000



Floor Plan **Garage**

Total floor area 97.0 m² (1,045 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:
LOW110062 - 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.

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