



Essex Road, Lowestoft NR32 2HQ

welcome to

Essex Road, Lowestoft

William H Brown proudly bring to the market this well-presented home offering generous living and dining accommodation, a contemporary kitchen with dining space, a modern downstairs bathroom, and three bright bedrooms, complete with a private bathroom!

Lounge

15' 4" Max x 11' 8" (4.67m Max x 3.56m)
Double glazed window to front. Laminate wood effect flooring. Feature fireplace. Radiator. Power points.

Dining Room

12' 1" x 11' 7" (3.68m x 3.53m)
Double glazed french doors to garden. Laminate wood effect flooring. Radiator. Power points. Built in understairs storage cupboard.

Kitchen

11' 6" x 6' 6" (3.51m x 1.98m)
Double glazed window to side. Tiled flooring. Part tiled walls. Sink and drainer. Integrated electric hobs and oven. Space for 50/50 fridge freezer. Plumbing for washing machine and dryer.

Utility Room

7' 4" x 8' 4" (2.24m x 2.54m)
Double glazed door to garden. Tiled flooring. Door to bathroom.

Bathroom

Double glazed window to side. Tiled flooring. Part tiled walls. Wc and washbasin. Bathtub with mixer taps and overhead shower. Extractor fan. Radiator.

Landing

Carpeted stairs and landing. Doors to bedrooms 1 and 2.

Bedroom 1

12' 2" x 11' 7" (3.71m x 3.53m)
Double glazed window to front. Carpet flooring. Radiator. Power points, Double bedroom. Built in storage cupboard.

Bedroom 2

12' 2" x 11' 7" (3.71m x 3.53m)
Double glazed window to rear. Door to bedroom 3. Carpet flooring. Radiator. Power points. Double bedroom. Built in cupboard.

Bedroom 3

11' 7" x 6' 9" (3.53m x 2.06m)
Double glazed window to rear. Carpet flooring. Radiator. Power points.

Front Garden

Brick wall to front with gate and path leading to front door. Wood chip to side.

Rear Garden

Pathway to side leading to grass and decking to rear with rear access gate. Fully enclosed by fencing.





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Essex Road, Lowestoft

- SPACIOUS AND LIGHT-FILLED LIVING AND DINING AREA
- MODERN FITTED KITCHEN WITH DINING SPACE
- CONTEMPORARY DOWNSTAIRS BATHROOM
- THREE WELL-PROPORTIONED BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£150,000



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.focalagent.com

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Property Ref:
LOW109397 - 0006

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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.

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