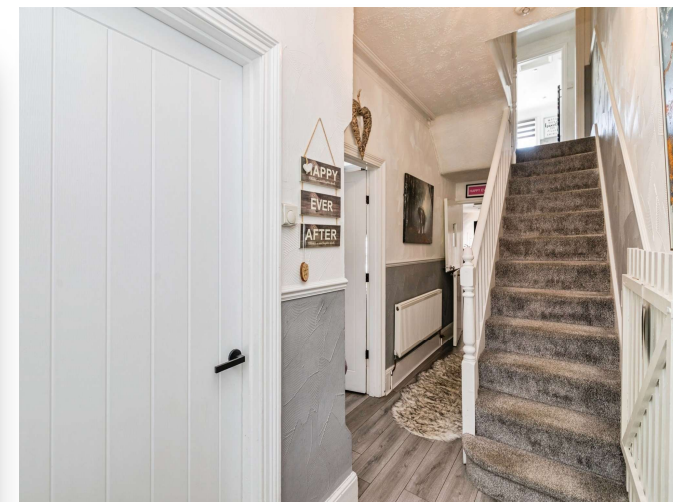




Regent Road, Lowestoft NR32 1PB

welcome to

Regent Road, Lowestoft

A modern, sizeable mid-terraced home based in the heart of North Lowestoft; perfect for a family dynamic or commuters needing walkable access to Lowestoft Train Station.

Entrance Porch

Door leading to entrance hall. Ribbed carpet flooring. Access to consumer unit.

Entrance Hall

Laminate flooring. Access to lounge, kitchen, and dining room. Stairs leading to first floor. Integrated storage cupboard. Radiator.

Lounge

Double glazed bay window to front. Laminate flooring. Electric fireplace. Radiator.

Dining Room

Double glazed door leading to rear garden. Double glazed window to rear. Laminate flooring. Access to boiler. Radiator.

Kitchen

Double glazed window to side. Laminate flooring. Fitted units and worktops. Extended sink and drainer. Integrated storage cupboard. Integrated electric oven and grill with induction hobs. Integrated fridge. Space for fridge freezer.

Utility Room

Double glazed double doors leading to rear garden. Single glazed window to side. Laminate wood effect flooring. Plumbing for washing machine. Radiator.

Landing

Access to all bedrooms, toilet and bathroom. Loft hatch access. Carpet flooring. Radiator.

Bedroom One

Bay window to front. Carpet flooring. Integrated wardrobe storage. Radiator.

Bedroom Two

Double glazed window to rear. Carpet flooring. Integrated wardrobe storage. Radiator.

Bedroom Three

Double glazed window to front. Carpet flooring. Radiator.

Bathroom

Double glazed window to rear. Loft hatch access. Vinyl flooring. Free standing bathtub. Walk-in shower cubicle. Wc and wash hand basin. Gas heated towel radiator.

First Floor Wc

Window to side. Laminate flooring. Part tiled walls. Wc and wash hand basin.

Front Garden

Brick wall to front with pathway leading to front door.

Rear Garden

Laid concrete leading to artificial grass plot. Raised decking for seating. Outside tap. Mix of fence and brick wall surrounding with garden gate to rear. South/west facing garden.

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

Regent Road, Lowestoft

- Three-bedroom mid-terraced home in central North Lowestoft
- Excellent access to local amenities and public transport links
- Bright bay-fronted lounge with electric fireplace
- Separate dining room and well-equipped kitchen with ample workspaces
- Extended utility/reception room offering versatile additional living space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£210.000



Total floor area 106.3 m² (1,145 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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Property Ref:
LOW109968 - 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.

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