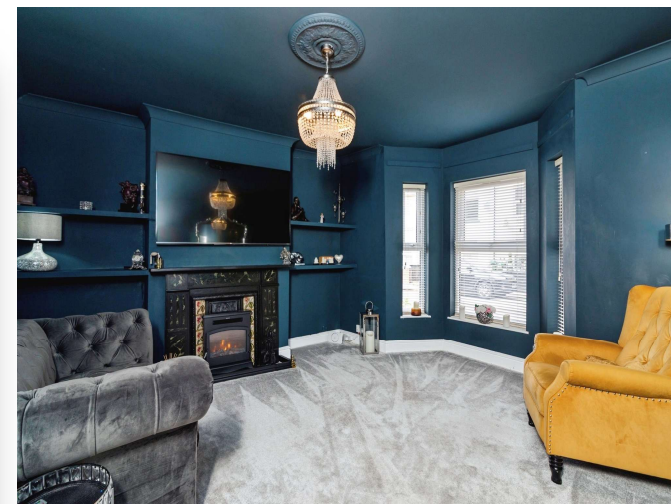




Queens Road, Lowestoft NR32 1TB

welcome to

Queens Road, Lowestoft

A luxuriously designed end-terraced home in North Lowestoft, with a bespoke kitchen/diner and three bedrooms all off landing.

Entrance Hall

Access to lounge, dining room and kitchen. Wood effect flooring. Integrated storage cupboard. Access to consumer unit. Radiator.

Lounge

Double glazed bay window to side. Carpet flooring. Electric fireplace. Radiator. Power points.

Dining Room

Double glazed window to front. Wood effect flooring. Gas heater. Power points.

Kitchen

Access to bathroom. Wood effect flooring. Fitted units with work surfaces. Sink and drainer with boiler tap. Integrated fridge freezer. Integrated electric oven and induction hobs. Plumbing for dishwasher and washing machine. Fittings for tumble dryer. Extractor fan. Radiator. Power points.

Bathroom

Double glazed door to side leading to garden. Wood effect flooring. Wc and wash hand basin. Free standing bath.

Conservatory

Double glazed door and windows to side leading to garden. Wood effect flooring. Fitted dining surface. Storage cupboards. Power points.

Landing

Double glazed skylight. Access to bedrooms one, two, and three. Carpet flooring. Integrated storage cupboards.

Ensuite

Laminate flooring. Wc. Walk-in shower cubicle. Gas heated towel radiator. Extractor fan. Spotlight.

Bedroom Two

Double glazed window to side. Wood effect flooring. Integrated storage cupboards. Cast iron fireplace. Radiator. Power points.

Bedroom Three

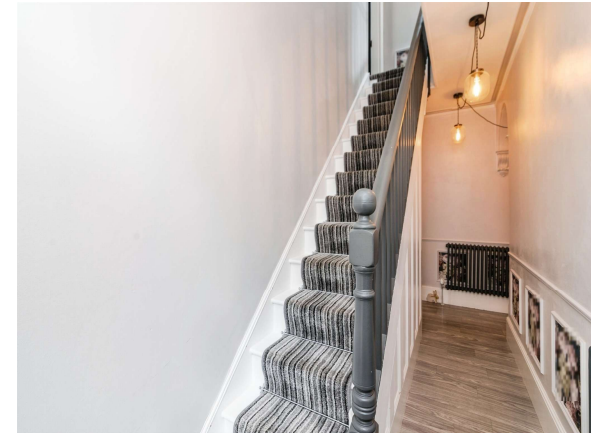
Stained glass single panel window to side. Loft hatch access. Carpet flooring. Spotlights. Radiator. Power points.

Rear Garden

Laid patio leading to astro turf plot. Brick wall and fence surrounding. Outside tap. East 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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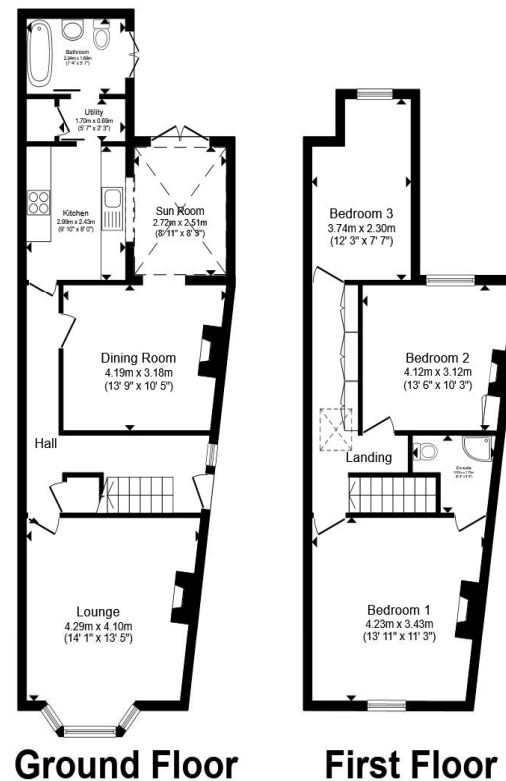
Queens Road, Lowestoft

- Bay-fronted lounge with electric fireplace heater
- Modern kitchen/dining area with integrated fridge-freezer, oven and induction hob, and boiling water tap
- Sun room opening directly onto the rear garden
- Principal bedroom with en-suite (walk-in shower and W/C)
- Low-maintenance rear garden with synthetic turf and patio seating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£210,000



Total floor area 112.9 m² (1,216 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:
LOW109731 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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