



Northgate,LOWESTOFT NR32 2RW

welcome to

Northgate, LOWESTOFT

A polished three-bedroom mid-terraced home in a prime North Lowestoft location, offering an airy living room, spacious kitchen/diner, all bedrooms off the landing, a modern walk-in-shower bathroom, a private rear garden and convenient driveway parking. Perfect for first-time buyers or families!

Entrance Hall

Double glazed front door. Access to lounge, and kitchen. Stairs leading to first floor. Carpet flooring. Integrated understairs storage cupboard. Radiator. Power points.

Lounge

Double glazed window to front. Carpet flooring. Radiator. Tv, telephone and power points.

Dining Room

Double glazed window to rear. Carpet flooring. Space for fridge freezer. Radiator. Power points.

Kitchen

Double glazed rear door leading to garden. Double glazed window to rear. Vinyl flooring. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Fittings for tumble dryer. Space for electric cooker. Access to combi boiler. Power points.

Landing

Access to all bedrooms and bathroom. Loft hatch access. Carpet flooring. Integrated airing cupboard. Power points.

Bedroom One

Double glazed window to rear. Carpet flooring. Fitted wardrobes. Radiator. Power points.

Bedroom Two

Double glazed window to front. Carpet flooring. Radiator. Power points.

Bedroom Three

Double glazed window to front. Carpet flooring. Integrated storage cupboard. Radiator. Power points.

Bathroom

Double glazed window to rear. Wood effect flooring. Wc and wash hand basin. Walk-in shower with screen. Spotlights. Radiator.

Front Garden

Patio driveway with dropped kerb.

Rear Garden

Patio tiles leading to grass plot. Fence surrounding. Brick built outhouse. Access via side gate and rear gate.

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.





view this property online williamhbrown.co.uk/Property/LOW109851



welcome to

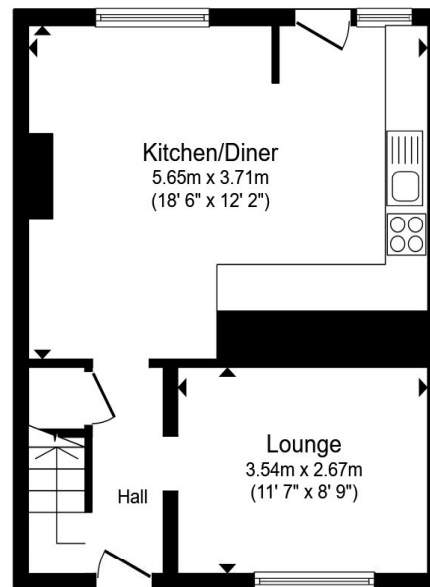
Northgate, LOWESTOFT

- Beautifully presented 3-bedroom mid-terraced home
- All bedrooms off landing, including two generous doubles
- Spacious kitchen/diner
- Private, well-maintained rear garden
- Driveway parking

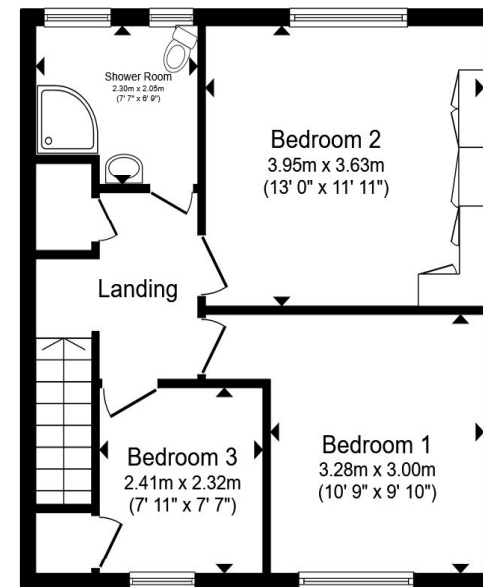
Tenure: Freehold EPC Rating: C

Council Tax Band: A

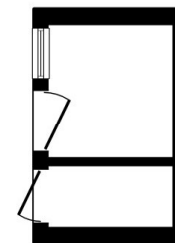
£200,000



Ground Floor



First Floor



Outbuilding

Total floor area 89.7 m² (965 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


william
h brown

view this property online williamhbrown.co.uk/Property/LOW109851



Property Ref:
LOW109851 - 0009

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.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk