



Hervey Street, Lowestoft NR32 2JG

welcome to

Hervey Street, Lowestoft

[Guide Price £190,000 - £210,000] This well-presented semi-detached home offers spacious and practical accommodation, beginning with a welcoming entrance hall that leads into an open-plan lounge and dining area, which flows seamlessly into a bright conservatory!

Entrance Hall

Double glazed front door. Access to lounge, kitchen and stairs to first floor. Wood effect flooring. Understairs storage cupboard. Radiator.

Lounge/Diner

21' x 13' 1" Max (6.40m x 3.99m Max)
Double glazed window to front. Access to kitchen and conservatory. Wood effect flooring. Feature electric log burner. Radiator. Tv and power points.

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)
Double glazed side door. Double glazed window to rear. Wood effect flooring. Fitted units and worktops. Sink and drainer unit. Integrated eye level oven, grill and microwave. Space for dishwasher. Integrated induction hobs. Overhead extractor fan. Spotlights. Power points.

Conservatory

15' 7" x 8' 10" (4.75m x 2.69m)
Double glazed french doors to rear. Double glazed windows to rear and side. Tiled flooring. Radiator. Power points.

Landing

Double glazed window to side. Access to bedroom one, two, and three, and bathroom. Wooden stairs and carpet landing. Power points.

Bedroom One

11' x 10' 8" Max (3.35m x 3.25m Max)
Double glazed window to front. Carpet flooring. Radiator. Power points. Double bedroom.

Bedroom Two

11' x 10' Max (3.35m x 3.05m Max)
Double glazed window to rear. Carpet flooring.

Radiator. Power points. Double bedroom.

Bedroom Three

8' 3" x 6' 11" (2.51m x 2.11m)
Double glazed window to front. Carpet flooring. Radiator. Power points.

Bathroom

Double glazed window to rear. Tiled flooring and walls. P-shaped bathtub with mixertaps. Wc with bidet sprayer and wash hand basin.

Front Garden

Brick wall surround with concrete path leading to front door. Stone gardens to either side with shrubbery.

Rear Garden

Concrete patio leading to garage. Grass to side with a mix of stone and shrubbery surrounding. Decking to rear for outdoor dining. Brick wall and fencing surrounding.

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/LOW109702



welcome to

Hervey Street, Lowestoft

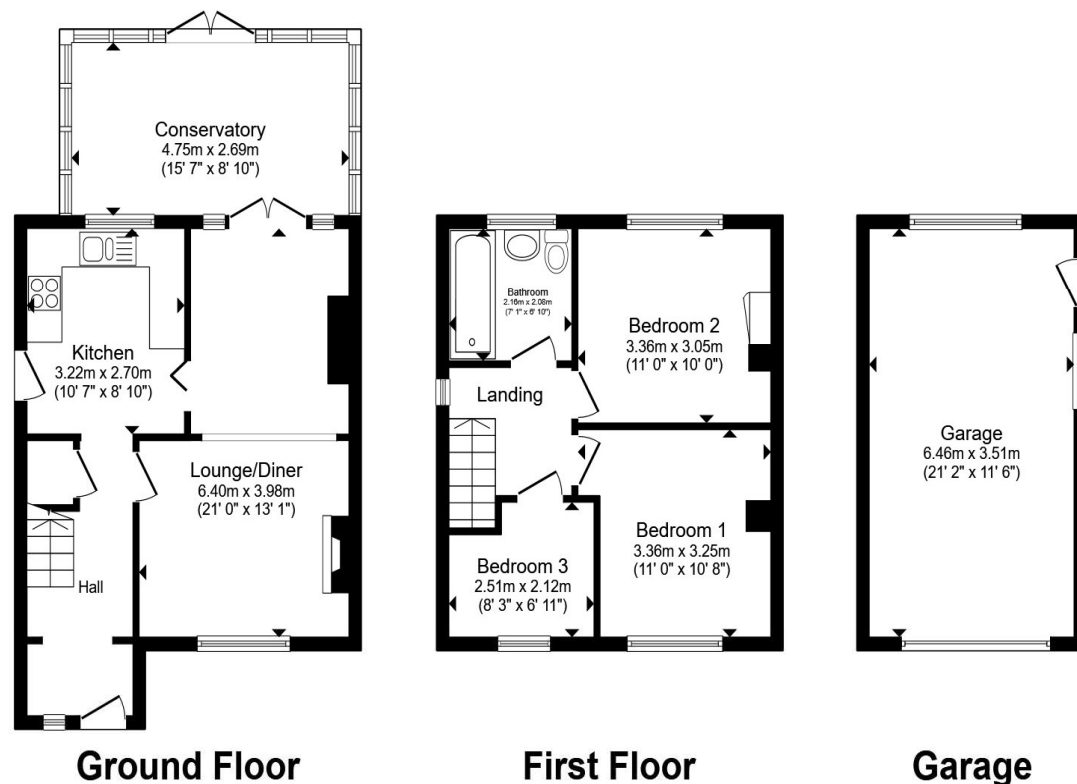
- THREE SPACIOUS BEDROOM
- LARGE REAR GARDEN
- OPEN PLAN STYLE
- PERFECT FOR FIRST TIME BUYERS, INVESTORS AND FAMILIES
- GARAGE WITH OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£190,000



Total floor area 109.0 m² (1,174 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/LOW109702



Property Ref:
LOW109702 - 0006

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