



Roman Road, Lowestoft NR32 2DQ

welcome to

Roman Road, Lowestoft

[Guide Price: £140,000 - £160,000] A beautifully presented and fully modernised home in North Lowestoft, featuring a stylish interior, living room, separate dining room, modern kitchen, ground floor bathroom, and landscaped rear garden.

Lounge

Double glazed front door. Double glazed bay window to front. Wood effect flooring. Panel feature wall. Built in cupboards. Radiator. Tv and power points.

Dining Room

Double glazed window to rear. Wood effect flooring. Radiator.

Kitchen

Double glazed window to side. Tiled flooring. Fitted units and worktops. Sink and drainer. Integrated electric oven with gas hobs and over head fan. Plumbing for washing machine. Space for fridge freezer. Power points.

Galley

Double glazed door to side. Tiled flooring. Access to combi boiler. Space for tumble dryer.

Bedroom One

Double glazed window to front. Carpet flooring. Panel feature wall. Storage cupboard with loft access. Radiator. Tv and power points.

Bedroom Two

Double glazed window to rear. Access to bedroom three. Carpet flooring. Panel feature wall. Tv and power points.

Bedroom Three

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

Bathroom

Double glazed window to side. Tiled flooring. Wc and wash hand basin. Bathtub with overhead shower

with curtain. Towel radiator.

Rear Garden

Patio throughout leading to decking. Wood shed with rear shed door to alleyway. Wood fence surrounding.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note (2)

The property is listed a 3 bedroom property, please note that bedroom 3 is accessed via bedroom 2

Agents Note (3)

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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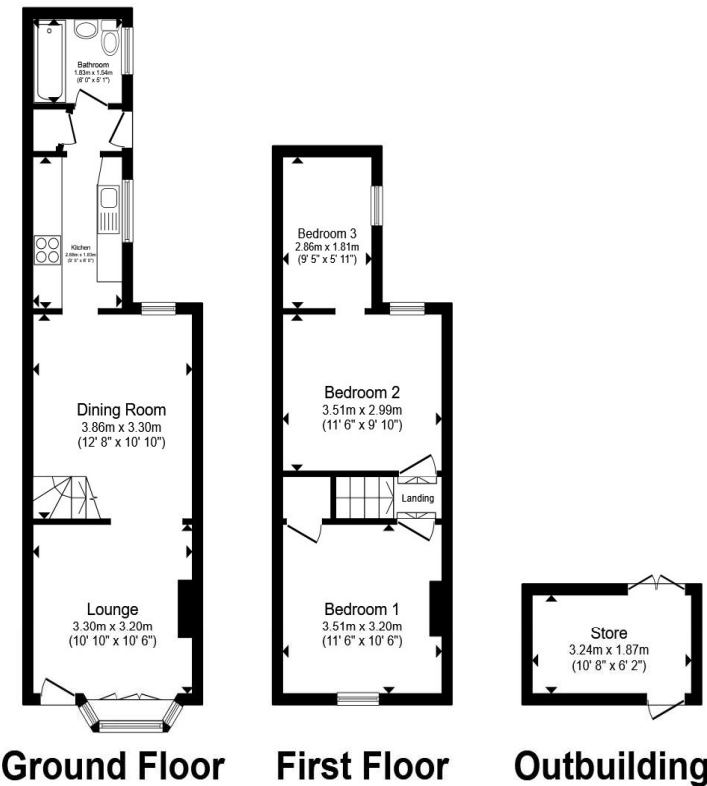
- Modern, move-in-ready three bedroom home
- Spacious and stylish living room
- Separate dining room with excellent flow
- Contemporary fitted kitchen with integrated appliances
- Well-decorated and versatile bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£140,000



Total floor area 70.1 m² (754 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:
LOW109901 - 0012

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