



Gloucester Avenue, Lowestoft NR32 4SQ

welcome to

Gloucester Avenue, Lowestoft

William H Brown are delighted to present this spacious Two Bedroom Bungalow on Gloucester Avenue. Situated in the largely sought after location of Oulton, this property offers nearby amenities such as shops and transport links! Early viewing is highly advised

Entrance Hall

Double glazed window to side. Laminate wood effect flooring. Open plan to lounge.

Lounge/Dining Room

14' 9" x 14' 6" Max (4.50m x 4.42m Max)
Double glazed windows to front. Double glazed bay window to side. Door to kitchen. Laminate wood effect flooring. 2x Radiators. Power points.

Kitchen

14' 10" x 8' 11" (4.52m x 2.72m)
Double glazed door to rear garden. Double glazed windows to rear. Loft hatch. Lino tile effect flooring. Fitted units and worktops. 1.5 Sink and drainer unit. Space for fridge freezer. Plumbing for washing machine. Space for gas cooker. Radiator. Power points.

Hall

Doors to bedrooms 1 and 2, and bathroom. Laminate wood effect flooring. Built in airing cupboard.

Bedroom One

11' 4" x 10' 3" (3.45m x 3.12m)
Double glazed window to rear. Laminate wood effect flooring. Radiator. Power points.

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)
Double glazed window to rear. Laminate wood effect flooring. Radiator. Tv and power points. Double bedroom.

Shower Room

Double glazed window to side. Tiled flooring and part tiled walls. Wc and wash hand basin with built in units. Walk-in shower with screen. Towel radiator.

Extractor fan.

Front Garden

Low maintenance with concrete driveway to front and side leading to garage. Fencing to front and side with landscaped stone garden.

Rear Garden

Patio leading to raised grass garden. Flower beds to rear. Fully enclosed by fencing. Timber summer house to rear. Side access pathway.

Garage

16' 8" x 7' 9" (5.08m x 2.36m)
Electric roller door to front with side access door to rear garden.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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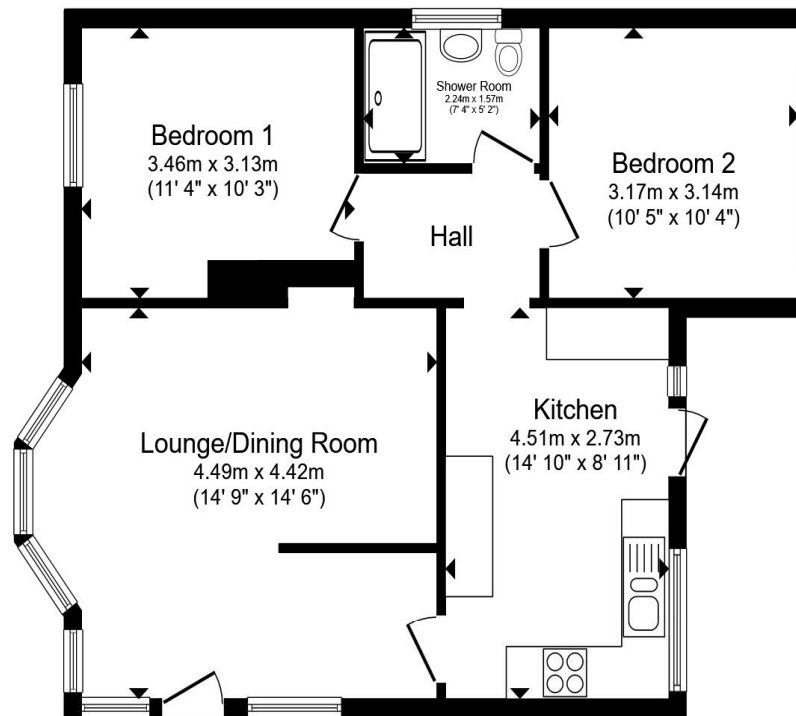
Gloucester Avenue, Lowestoft

- TWO BEDROOM BUNGALOW
- SPACIOUS DRIVEWAY AND GARAGE
- WELL SIZED ROOMS THROUGHOUT
- CONVENIENT LOCATION ON BUS ROUTE
- WALK IN SHOWER

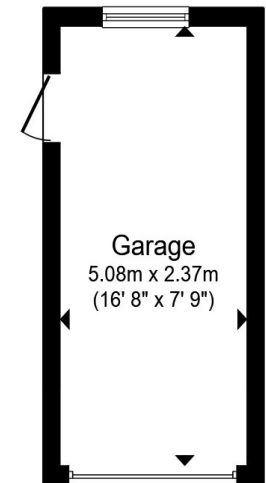
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Floor Plan



Garage

Total floor area 75.9 m² (817 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:
LOW109661 - 0005

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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