



Seago Street, Lowestoft NR32 2DT

welcome to

Seago Street, Lowestoft

William H Brown are thrilled to present this TWO DOUBLE bedroom terraced property located in the heart of North Lowestoft. A fantastic opportunity for investors or first time buyers alike; featuring separate lounge and dining room, Galley style kitchen, Downstairs WC and Family Bathroom.



Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Lounge

11' 2" x 1' 1" (3.40m x 0.33m)
Double glazed door to front aspect, Double glazed window to front aspect, Gas fire, Power points, Stairs leading to first floor located between lounge and dining room, Carpet flooring.

Dining Room

11' 2" x 10' 10" (3.40m x 3.30m)
Double glazed window to rear aspect, Power points, Under stairs storage cupboard, Radiator, Carpet flooring.

Kitchen

12' 2" x 6' 5" (3.71m x 1.96m)
Double glazed window to side aspect, Partially tiled walls, Range of fitted kitchen wall and base units with work surfaces, Sink and drainer unit, Power points, Washing machine plumbing, Space for 50/50 fridge freezer unit, Space for cooker, Vinyl flooring.

First Floor

Landing

Access to Bedrooms 1 & 2, Carpet flooring.

Bedroom 1

11' 2" x 10' 10" (3.40m x 3.30m)
Double glazed window to rear aspect, Double bedroom, Power points Radiator, Carpet flooring.

Bathroom

Double glazed window to rear aspect, Partially splashback walls, Toilet, Wash Hand Basin, Combi boiler, Bath tub, Shower cubicle, Extractor fan, Vinyl flooring.

Bedroom 2

11' 2" x 11' 1" (3.40m x 3.38m)
Double glazed window to front aspect, Built in storage cupboard, Radiator, Carpet flooring.

Outside

Front Garden

Small courtyard which is fully paved.

Rear Garden

Low maintenance, Fully paved with rear gate to rear



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Seago Street, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- North Lowestoft Location
- ** Attention First Time Buyers and Investors **
- Separate Lounge/Diner
- Low Maintenance Rear Garden
- Galley Style Kitchen

Tenure: Freehold EPC Rating: D
guide price

£90,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LOW107288 - 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.



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