



**St. Margarets Road, Lowestoft NR32 4HS**



**welcome to**

**St. Margarets Road, Lowestoft**

William H Brown are delighted to present this Three Bedroom End Terraced property on St. Margarets Road, with characteristic features and good living space throughout. In a central location, this home is the perfect property for all! Please call 01502 585998 to book a viewing today!



**William H Brown are thrilled to offer this Three Bedroom End Terraced house on St. Margarets Road. The property sits in a central location in North Lowestoft, with a variety of local amenities nearby and within walking distance to the local High Street! The property is an ideal home for those looking to put their own stamp on a property, as it boasts superb potential. Upon entering the home, the well sized lounge and kitchen/ dining space offer good living room for friends and family to enjoy. A bathroom can be found at the rear of the home, with well sized garden creating a welcoming outdoor space! Upstairs, the property offers three bedrooms, all off of the landing. The master bedroom in particular is of a good size and contains built in wardrobes. The third bedroom could also double up as a home office, perfect for those looking to work from home. Please call 01502 585998 to book a viewing today!**

#### **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.

#### **Accommodation**

##### **Lounge**

14' 4" x 12' ( 4.37m x 3.66m )  
Carpeted flooring with double glazed window to front. DG door to front. Radiator. Stairs leading to landing. Power Points. Door leading to kitchen.

##### **Kitchen**

12' 7" x 12' 4" ( 3.84m x 3.76m )  
Tiled floor throughout. Double glazed window to rear. Radiator. Fitted units and worktops with integrated gas hob with oven below and extractor above. One and a half sink and drainer. Partially tiled walls. Door leading to rear lobby.

##### **Rear Lobby**

Lino flooring. Double glazed door leading to garden. Built in storage cupboard.

##### **Landing**

Carpeted flooring. Access to all bedrooms off of landing. Loft Hatch, Radiator.

##### **Bedroom One**

11' 9" x 11' 9" ( 3.58m x 3.58m )  
Carpeted flooring. Double Glazed Window to front. Radiator. TV and Power Points. Double Bedroom, Built in wardrobes and storage cupboard.

##### **Bedroom Two**

12' 3" x 6' 6" ( 3.73m x 1.98m )  
Carpeted flooring. Double glazed window to rear. Radiator. Power Points. Built in airing cupboard.

##### **Bedroom Three/ Study**

8' 3" x 5' 6" ( 2.51m x 1.68m )  
Carpeted flooring. Double glazed window to side. Radiator. Power Points.

##### **Bathroom**

Lino flooring with partially tiled walls. Double glazed window to rear. Radiator. WC and Wash Hand Basin. Bath tub with overhead shower and shower curtain rail.

##### **Rear Garden**

Concrete patio leading to grass. Brickbuilt shed/ coal house to rear for outdoor storage.

##### **Front Garden**

On street/ permit parking to front



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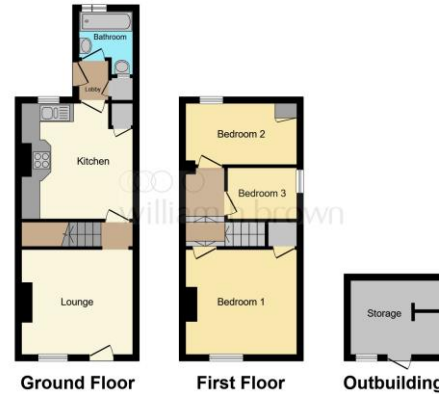


welcome to

## St. Margarets Road, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- END TERRACE
- CHARACTER PROPERTY
- IDEAL FOR FIRST TIME BUYERS/ INVESTORS
- SPACIOUS KITCEHN/ DINER

Tenure: Freehold EPC Rating: D



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.

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107883 - 0010

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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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