



Cambridge Road, Lowestoft NR32 1TF

welcome to

Cambridge Road, Lowestoft

IDEAL FOR FIRST TIME BUYERS AND INVESTORS* William H Brown are delighted to present this TWO BEDROOM HOME located on Cambridge Road, North Lowestoft. The home consists of fantastic living space, as well as two generous double bedrooms upstairs. Located close to the coast, this home is an absolute



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

Ground Floor

Lounge

11' 7" x 10' 7" (3.53m x 3.23m)
Double glazed Front door into Property, Double glazed window to Front aspect, Carpeted stairs leading to First floor landing, Access through to Dining room, Power points, Radiator, Carpet flooring.

Dining Room

11' 5" x 10' 7" (3.48m x 3.23m)
Double glazed window to Rear aspect, Under stairs cupboard, Radiator, Power points, Carpet flooring.

Kitchen

9' 11" x 6' 5" (3.02m x 1.96m)
Double glazed window to Side aspect, Double glazed Side door leading to Rear garden, Partially tiled walls, Fitted Wall and Base Kitchen units with work surfaces, Sink and drainer unit, Plumbing for washing machine, Space for 50/50 Fridge Freezer unit, Integrated Oven and Hob, Lino tiled effect flooring.

First Floor

Landing

Access into Bedrooms 1 and 2, Carpeted stairs and landing space.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m)
Double glazed window to Front aspect, Double bedroom, Built in storage cupboard, Power points, Carpet flooring.

Bedroom 2

11' 6" x 10' 7" (3.51m x 3.23m)
Double glazed window to Rear aspect, Double bedroom, Door to family bathroom, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Extractor fan, Radiator, Lino tiled effect flooring.

Outside

Front Garden

Brick wall to Front with concrete path which leads to Double glazed Front door with access into the property.

Rear Garden

Low maintenance concrete slabs with 4 x Block built storage sheds, Rear access Gate.

Outbuilding - Outside Wc

Toilet with tiled flooring.



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Cambridge Road, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- ** NO CHAIN **
- Outbuilding Storage and WC
- Low Maintenance Rear Garden
- Bath Tub with Over head Shower

Tenure: Freehold EPC Rating: C

guide price

£105,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107989 - 0003

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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