



Lawson Road, Lowestoft NR33 0ET

welcome to

Lawson Road,Lowestoft

**** IDEAL FOR INVESTORS AND FIRST TIME BUYERS**** William H Brown are delighted to present this spacious Three Bedroom property, in the popular location of South Lowestoft. With superb space, and great character found throughout the home, this property is an absolute must see!



William H Brown are thrilled to present this Three Bedroom property, located in the hugely popular location of South Lowestoft. The property sits on a corner plot within close proximity to a variety of local amenities as well as only a short journey away from the superb local beaches. The property offers fantastic space throughout, with large reception rooms located throughout the ground floor. In addition a courtyard space can be found to rear, with convenient brick built storage. The first floor continues the spacious feel found throughout the home, with three well sized bedrooms, ideal for families. This home is the perfect investment or first time buy! Please call William H Brown to view today on 01502 585998!

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

Entrance Hall

Front door access into the property, Double glazed window to Side aspect, Radiator, Vinyl flooring.

Lounge

Irregular Shaped Room 18' 3" x 11' 4" (5.56m x 3.45m)
Two Double glazed windows to Front aspect, Gas fireplace, TV Point, Radiator, Laminate wood effect flooring.

Dining Room

15' 2" x 10' 10" extending to (4.62m x 3.30m extending to)
Double glazed window to Side aspect, Stairs leading to First floor landing, Under stairs storage, Telephone point, Radiator, Tile effect laminate flooring.

Kitchen

Irregular Shaped Room 12' 10" x 7' 7" (3.91m x 2.31m)
Double glazed window to Side aspect, uPVC Door leading out to Rear garden, Tiled splashback, Wall and Base Fitted units with Work surfaces, Stainless steel sink and drainer unit, Oven, Gas hob, Cookerhood, Vinyl flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to all three bedrooms off the landing area, Radiator, Loft access.

Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m)
Double glazed window to Front aspect, Radiator.

Bedroom 2

Irregular Shaped Room 10' 2" x 7' 4" (3.10m x 2.24m)
Storage cupboard, Radiator, Telephone point.

Bedroom 3

10' 7" x 8' 6" (3.23m x 2.59m)
Double glazed window to Front aspect, Storage cupboard, Radiator, Laminate wood effect flooring.

Bathroom

Double glazed window to Side aspect, Toilet, Wash hand basin, Shower cubicle, Corner bath with mixer taps, Radiator, Extractor fan, Vinyl flooring.

Outside

Rear Garden

Courtyard area with Side gate access and Two brick built outbuildings. Outbuildings house a toilet, Gas Boiler and Plumbing for a washing machine.



view this property online williamhbrown.co.uk/Property/LOW108305



welcome to

Lawson Road, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Corner Plot Property
- ** Ideal For Investors and First Time Buyers **
- Close to Local Amenities
- Spacious Rooms
- Filled with Character

Tenure: Freehold EPC Rating: D

guide price

£120,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LOW108305](https://www.williamhbrown.co.uk/Property/LOW108305)



Property Ref:
LOW108305 - 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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)