



Poplar Road, Carlton Colville Lowestoft NR33 8JF



welcome to

Poplar Road, Carlton Colville Lowestoft

William H Brown are delighted to present this Three Bedroom Detached Bungalow on Poplar Road, offered with NO ONWARD CHAIN. It offers plenty of potential with separate Lounge and Dining Rooms, Handy Lean to, Parking and Garage.



Accommodation

Ground Floor – Bungalow

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.

Entrance Hall

Double glazed Front door, Radiator, Loft hatch.

Lounge

11' 6" x 10' 11" (3.51m x 3.33m)

Double glazed Bay windows to Front aspect, Feature fireplace, Power points, Radiator, Carpet flooring.

Dining Room

12' x 9' 9" (3.66m x 2.97m)

Double glazed sliding Patio doors, Door to Kitchen and Bedrooms, Power points, Laminate wood effect flooring.

Kitchen

12' x 11' 1" (3.66m x 3.38m)

Double glazed window to Rear and Side aspects, Door to lean to, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Space for 50/50 Fridge freezer unit, Space for cooker, Lino tile effect flooring.

Lean To

Fitted Work Benches, Plumbing for washing machine.

Bedroom 1

11' x 9' 7" (3.35m x 2.92m)

Double glazed window to Front aspect, Double Bedroom, Built in wardrobe and units, Power points, Carpet flooring.

Bedroom 2

10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window to Side aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

Bedroom 3

8' x 7' 3" (2.44m x 2.21m)

Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, Wash hand basin with built in unit below, Walk in shower cubicle, Radiator, Tiled flooring.

Outside

Front Garden

Brick wall to Front aspect with gated access to path leading to Front door, Grass and shrubbery to Side, Side access to Rear Garden.

Rear Garden

Patio leading to grass with shrubbery to Side aspect, Timber shed to Rear aspect, Side access to garage.

Garage

Up and Over door and parking in front.



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Poplar Road, Carlton Colville Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom DETACHED Bungalow
- **Offered Chain Free**
- Driveway and Garage to Side of the Home
- Separate Lounge and Dining Room
- Handy Lean To

Tenure: Freehold EPC Rating: E

guide price

£210,000



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:
LOW108391 - 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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