



**St. Peters Street, Lowestoft NR32 2LX**



**welcome to**

**St. Peters Street, Lowestoft**

We are delighted to bring to market this Period Art-Deco home situated in the heart of Lowestoft, being sold by Modern method of auction. This Detached Two Bedroom property has huge potential, with two spacious double bedrooms, as well as a generous amount of living and garden space.



### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Access to Lounge and Dining room, Stairs leading to first floor landing, Under stair storage space, Fuse box, Exposed floorboards.

#### Lounge

12' 8" x 12' 9" Max ( 3.86m x 3.89m Max )  
Double glazed Bay window to Front aspect, Built in shutters, Double radiator, Power points, Exposed original wood flooring.

#### Dining Room

13' 5" Max x 12' 6" Max ( 4.09m Max x 3.81m Max )  
Access to Kitchen, Lobby which leads through to Bathroom, Storage cupboard, Power points, Exposed wooden flooring.

#### Kitchen

19' 1" x 5' 8" ( 5.82m x 1.73m )  
Double glazed Rear door and window to Rear aspect (leading to Rear Garden), Built in wooden kitchen units, Sink and drainer unit, Plumbing for washing machine, Radiator, Power points, Tiled flooring.

#### Lobby

Double glazed winsow to Side access, Access to bathroom, Boiler, Exposed wooden floorboards.

#### Bathroom

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with overhead shower, Radiator, Exposed wooden flooring.

## First Floor

### Landing

Large double glazed window to Side aspect on stairs, Access to Bedrooms 1 and 2, Loft access, Exposed wooden flooring.

### Bedroom 1

11' 2" x 10' 6" Max ( 3.40m x 3.20m Max )  
Double gtlazed window to Rear aspect, Original small fire place, Storage cupboard which could be utilised as wardrobe space, Radiator, Exposed wooden flooring.

### Bedroom 2

11' 11" x 10' 8" ( 3.63m x 3.25m )  
Double glazed window to Front aspect, Original small fire place, Built in storage cupboard, Double Radiator, Power points, Exposed wooden floorboards.

## Outside

### Front Garden

Shrubbery, Brick wall surround, Gate with pathway leading to Front two steps.

### Rear Garden

Brick wall surround, Patio area,shrubbery.



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## St. Peters Street, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Detached Unique Period Art-Deco Detached Property Offered CHAIN FREE
- Separate Lounge and Dining Room

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

**£160,000**



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



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Property Ref:  
LOW108876 - 0006

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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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