

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.













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.



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, jamsold Limited. This method

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

of the chargeable consideration for the property in the

to complete an identification process with iamsold and

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

addition to purchase price and will be considered as part

calculation for stamp duty liability. Buyers will be required

provide proof of how the purchase would be funded. The

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

preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may

which they will be paid for the referral. These services are

writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can

payment of no more than £349 inc. VAT towards the

recommend the services of other providers to you, in

optional, and you will be advised of any payment, in

change.

requires both parties to complete the transaction within 56



welcome to

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

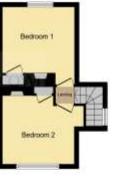
Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£160,000





First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor assess (including any total floor area), openings and orientation are approximates. No details are guaranteed, they cannot be relied upon for any purpose and they do not from part of any agreement. No liability is taken for any ency, unlesson or intestatement. A party register only only the party of the pa







Winnipeg Rd Beresford Rd

Winnipeg Rd Beresford Rd

Wap data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108876



Property Ref: LOW108876 - 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.





01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk

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.