

**Kimberley Road, Lowestoft NR33 0UB** 

# welcome to

# **Kimberley Road, Lowest oft**

William H Brown are excited to present this THREE Bedroom home located on Kimberley Road in Lowestoft and offered with NO ONWARDS CHAIN. The property consists of; Lounge, Dining Room, Galley Kitchen, Downstairs Bathroom, Three Bedrooms and a substantial Rear garden.













#### **Accommodation**

### **Ground Floor**

## Lounge

11' 8" x 11' 2" ( 3.56m x 3.40m )

Double glazed window to Front aspect, Access into Home via Front door, Consumer unit, Power points, Radiator, Doorway leading to Stairs to First floor landing and doorway through to Dining room, Carpet flooring.

## **Dining Room**

11' 7" x 11' 2" Max ( 3.53m x 3.40m Max )
Double glazed window to Rear aspect, Access
through to Kitchen, Thermostat, Integrated Storage
cupboard, Power points, Carpet flooring.

#### Kitchen

8' 10" Max x 6' 6" ( 2.69m Max x 1.98m ) Double glazed door to Patio area, Double glazed window to Side aspect, Built in Kitchen units with work surfaces, Sink and drainer unit, Combi Boiler. CO2 Alarm, Space for standalone electrical Oven unit, Space for washing machine, Power points, Vinyl flooring.

### **Bathroom**

Double glazed window to Side aspect, Toilet, Wash hand basin, Bath tub with over head shower unit, Extractor fan, Radiator, Vinyl tile effect flooring.

# **First Floor**

# Landing

### **Bedroom 1**

11' 8" Max x 11' 2" Max ( 3.56m Max x 3.40m Max ) Double glazed window to Front aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

11' 7" x 11' 2" ( 3.53m x 3.40m )

Double glazed window to Rear aspect, Double Bedroom, Access to Bedroom 3, Radiator, Power points, Loft access, Carpet flooring.

#### **Bedroom 3**

8' 9" x 6' 6" Max ( 2.67m x 1.98m Max ) Double glazed window to Rear aspect, Power points, Radiator, Carpet flooring.

#### Outside

#### **Front Garden**

To the front of the home is a compact and partially closed low maintenance garden with pathway leading to Front door access. To the side is room for handy Bin storage.

#### Rear Garden

Low maintenance laid patio, Enclosed Rear garden via fencing surround, Natural garden area, Rear access gate, 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, 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

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

tell you everything you need to know, so you must

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

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

change.

preparation cost of the pack. Please confirm exact costs

with the auctioneer. The estate agent and auctioneer may

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

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

documents about the property. The documents may not

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

4.5% of the purchase price including VAT, subject to a

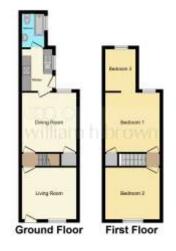


# welcome to

# **Kimberley Road, Lowestoft**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\* Open House Event 10 May. 11am 1pm\*\*
- Three Bedroom Mid-Terraced Home
- \*\* Offered with NO Onwards Chain \*\*
- Separate Lounge and Dining Room

Tenure: Freehold EPC Rating: D Council Tax Band: A



This floor pope is for distributive programs only if is not distribute code. Any executamental, their areas processed, any time floor areas, openings and observation are approximate. No statistic programs are consistent or missistance. A part part of the par

# guide price

# £140,000







Waveney Cres

Waveney
Gymnastics Club

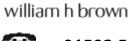
Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW109069



Property Ref: LOW109069 - 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.





# 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.