



Kimberley Road, Lowestoft NR33 0UB

welcome to

Kimberley Road,Lowestoft

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.



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.

William H Brown Lowestoft are delighted to present this THREE Bedroom home located on Kimberley Road. The property is offered CHAIN FREE and situated in a popular South Lowestoft location with an abundance of local amenities; from good transport links (via Buses, Trains and A roads), Supermarkets, Retail Park, High Street and great access to the award winning sandy beaches. The home itself is accessible via a compact low maintenance Front garden, with access to the Front door of the home. You enter to an inviting Lounge, with a door leading to to an additional reception room with access in-between to the first floor landing via stairs. The Dining room conveniently

leads through to a galley style Kitchen, which makes the most of space available for storage. This set up is ideal for family living or for when entertaining guests. The family bathroom is located off the Kitchen, boasting a bath tub with over head shower unit; giving versatility for busy modern day living. Upstairs, boasts three bedrooms - the third off the second meaning it could otherwise be utilised as a dressing room or office space if not required as a bedroom. Outside, the Rear garden is of a good size and is enclosed via fenced surround to create privacy - it is fairly low maintenance with being mostly laid patio with some surrounding shrubbery and a natural garden area. With plenty to offer, this home would suit a range of purchasers - call us on 01502 585998 to schedule in your viewing today!

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, Shrubby.



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Kimberley Road, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid-Terraced Home
- ** Offered with NO Onwards Chain **
- Separate Lounge and Dining Room
- Galley Style Kitchen
- Spacious Rear Garden
- Desirable South Lowestoft Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



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.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW109069 - 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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