





Tonning Street,Lowestoft NR32 2AN

william h brown

welcome to

Tonning Street, Lowestoft

A brilliant opportunity to purchase a two-bedroom mid-terraced home, with a newly fitted bathroom, offering healthy yields upwards of 9.5%+.

Lounge/Diner
Double glazed door leading to rear garden. Double glazed window to front. Stairs leading to first floor. Laminate wood effect flooring. Exposed brick feature fireplace.

Kitchen
Double glazed window to side. Tiled flooring. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Access to new boiler. Radiator.

W/C
Double glazed window to side. Tiled flooring. Wc.

Landing
Access to bedrooms one and three. Stairs leading to bedroom two (second floor). Original floorboards. Built in storage cupboard.

Bedroom One
Double glazed window to rear. Carpet flooring. Radiator.

Bedroom Three
Double glazed window to rear. Access to bathroom. Carpet flooring. Radiator.

Bathroom
Double glazed window to rear. Vinyl flooring. Bathtub and walk-in shower cubicle. Wc and wash hand basin. Radiator.

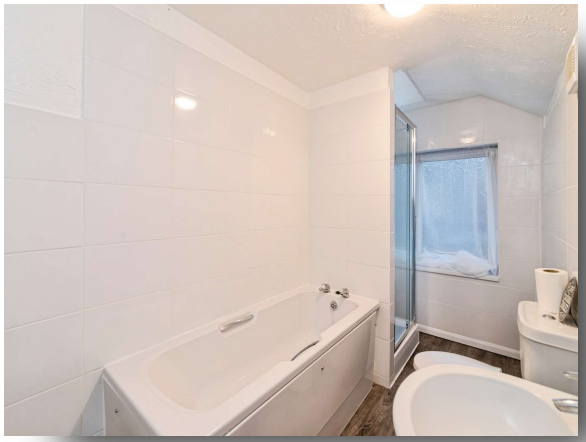
Bedroom Two
Double glazed window to front. Carpet flooring. Radiator.

Rear Garden
Courtyard style garden with concrete flooring and fence surrounding.









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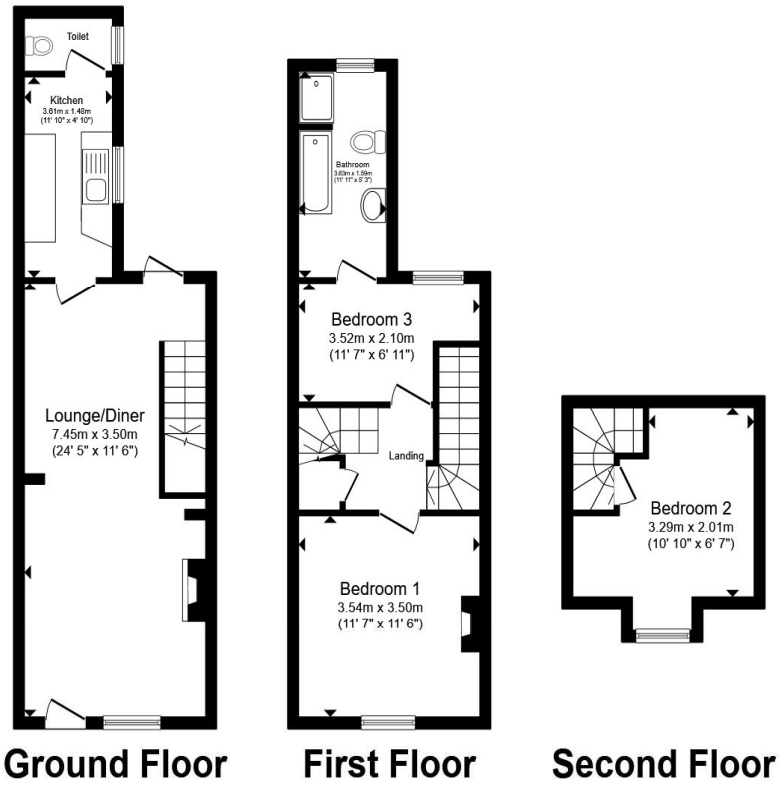
welcome to

Tonning Street, Lowestoft

- NO CHAIN
- Open Plan Lounge/Diner
- Newly Fitted Bathroom
- Excellent Investment Potential
-

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

£110,000



Total floor area 80.1 m² (862 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
LOW110214 - 0002

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.

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