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**£97,000**



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## 48 Bevan Street West Lowestoft, NR32 2AD

- REQUIRES SOME COSMETIC UPGRADES
- EPC D
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- DOUBLE GLAZED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING (Combi)
- EXCELLENT INVESTMENT OPPORTUNITY
- GROUND FLOOR BATHROOM

BOUTIQUE TO BASIC, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### **Lounge** 11' 10" x 11' 9" (3.60m x 3.58m)

Enter via the modern front door into the Lounge which features a uPVC sealed unit double glazed window, radiator and fitted carpet. A corner unit with PAYG meters and a door leads you in to your ...

#### **Dining Room** 9' 5" x 9' 1" (2.87m x 2.76m)

Located centrally with a uPVC sealed unit double glazed window, fitted carpet, radiator and a door leading to the staircase and a storage larder under. Another door leads you through to the ...

#### **Kitchen** 7' 0" x 6' 8" (2.13m x 2.04m)

Galley-style kitchen fitted with wall and base units to two walls with roll-edge worktops over. Stainless steel sink beneath uPVC sealed unit double glazed window. Space for washing machine, fridge and cooker. Opening to rear lobby.

#### **Rear Lobby**

Connecting the kitchen and bathroom, with rear access door and housing the combi boiler.

#### **Bathroom** 6' 2" x 4' 11" (1.89m x 1.50m)

Comprising panel bath, pedestal sink and low-level WC. Opaque uPVC sealed unit double glazed window, vinyl flooring and radiator.

### FIRST FLOOR

#### **Master Bedroom** 11' 10" x 11' 10" (3.60m x 3.60m)

Front-facing double bedroom with fitted carpet, uPVC sealed unit double glazed window and radiator.

#### **Bedroom 2** 9' 5" x 9' 1" (2.86m x 2.78m)

Further double bedroom with uPVC sealed unit double glazed window, radiator, fitted carpet and useful storage cupboard.

### OUTSIDE

An enclosed rear garden offering a super easy-to-manage outdoor space, featuring artificial lawn, patio area and rear gate access — ideal for tenants or busy homeowners seeking low maintenance.

### Council Tax

Band A

### SUMMARY

If you are looking to increase your rental portfolio, this is the one for you. With a new kitchen, bathroom, fresh decoration and new floor coverings, you could create a strong performing investment with excellent tenant appeal.

Equally, if you are a first-time buyer wanting to create your dream first home, this property offers fantastic potential at an accessible price point.

To arrange a viewing, simply call the number on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## EXCELLENT INVESTMENT OPPORTUNITY | CHAIN FREE | TOWN CENTRE LOCATION

A well-proportioned two double bedroom mid-terrace property situated in a convenient town centre location. Offered chain free and previously let, this home presents an excellent opportunity for investors or first-time buyers, with scope to enhance further through cosmetic upgrades

### LOCATION AND AMENITIES

Bevan St. West sits a stones throw away from local shops and the Lowestoft bus station which provides a great service around the local area. A nearby rail network service that provides easy access to the town of Beccles and makes the cities of Norwich & London easily accessible. Good schools, award-winning beaches and the stunning Suffolk countryside are all close by.

**Contact: Steve Newsham | email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk) | Mobile: 07785 581002**



48 BEVAN STREET WEST, LOWESTOFT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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