





Bevan Street West,Lowestoft NR32 2AB

william h brown

welcome to

Bevan Street West, Lowestoft

A great opportunity to purchase a lucrative two-bedroom home, perfect for investors or first time buyers. Provides ample living space with separate living and dining rooms, rear courtyard and two double rooms.

Living Room
Wood-effect flooring, radiator, cast-iron fireplace, access to consumer unit, access to dining room via double doors, double glazed window to front aspect.

Dining Room
Wood-effect flooring, radiator, access to kitchen, double glazed window to rear aspect.

Kitchen
Wood-effect flooring, fitted units with work surfaces, sink and drainer unit, gas hob, electric oven, cooker hood, fittings for washing machine, access to combi boiler, double glazed window and door to side aspect with access to rear garden.

Bedroom 1
Wood effect flooring, radiator, double glazed window to front aspect.

Bedroom 2
Wooden panel flooring, radiator, double glazed window to rear aspect.

Bathroom
Tiled flooring, fully tiled walls, radiator, bathtub, W/C, walk-in shower with surrounding screen, wash-hand basin, double glazed window to side aspect.

Rear Garden
Laid patio tiles leading to rear grass plot with varied topiary. Fenced surround with rear access provided by garden gate. South facing garden.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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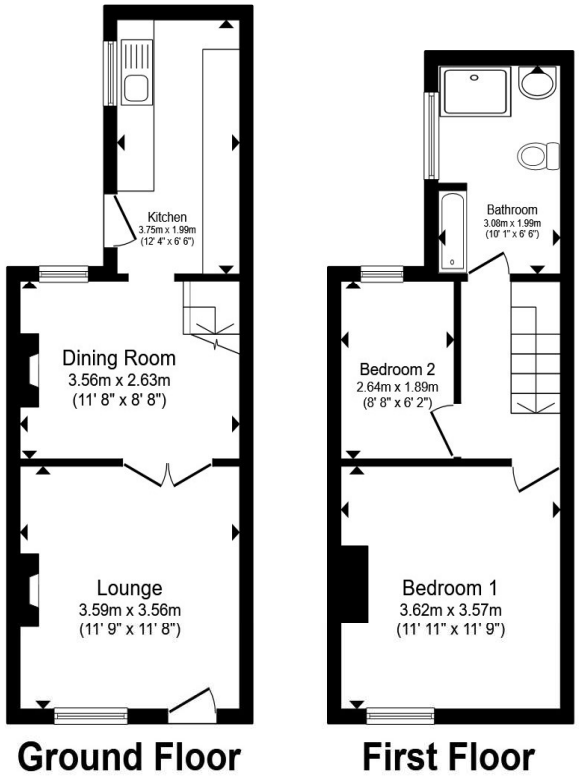
welcome to

Bevan Street West, Lowestoft

- Excellent Investment Opportunity
- Ideal town-centric location
- Well-connected to public transport
- South-facing rear garden
-

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

£110,000



Total floor area 59.1 m² (636 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:
LOW110013 - 0004

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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