



Kirkley Gardens, Lowestoft NR33 7LT

welcome to

Kirkley Gardens, Lowestoft

An opportunity to acquire a well-proportioned three-bedroom semi-detached home with large front and rear garden, ideally situated in a popular residential area of South Lowestoft.

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.

Entrance Hall

Carpet flooring, Radiator, integrated storage cupboard, double glazed window to front aspect, access to living room, dining room and bathroom

Lounge

Carpet flooring, double glazed window to front and rear aspect, electric fireplace

Dining Room

Carpet flooring, double glazed window rear aspect, radiator

Kitchen

Vinyl flooring, fitted units and overhead cupboards, double glazed window side aspect, sink and drainer unit, fittings for washing machine, gas cooker

Bathroom

Vinyl flooring, W/C, wash-hand basin, double glazed window side aspect, radiator, bathtub

Landing

Carpet flooring, radiator, double glazed window front aspect, loft access, airing cupboard

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect. Double bedroom

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect. Double bedroom

Bedroom 3

Carpet flooring, radiator, double glazed window to front aspect

Front Garden

Concrete pathway, fence surround with front gate, turfed

Rear Garden

Fenced surround, turfed





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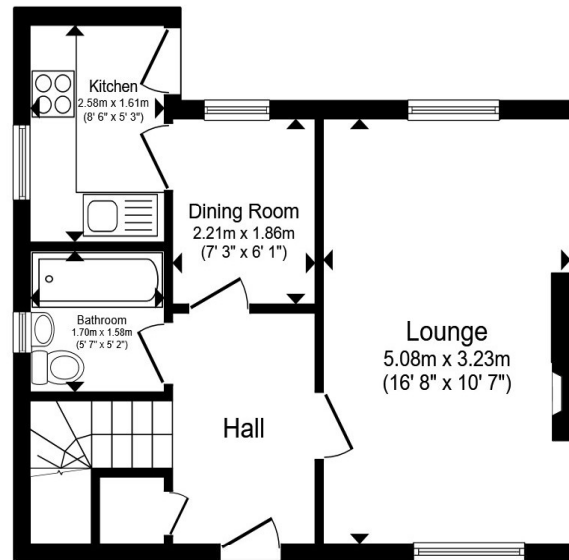
Kirkley Gardens, Lowestoft

- Guide Price £110,000
- Available via Traditional Auction with Barnard Marcus
- Great potential for modernisation
- Auction Date 15th October
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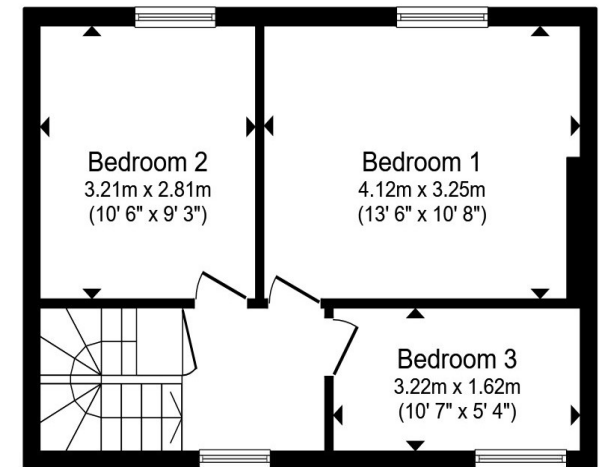
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£110,000



Ground Floor



First Floor

Total floor area 72.9 m² (785 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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Property Ref:
LOW110037 - 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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