





Clemence Street,Lowestoft NR32 2JL

william h brown

welcome to

Clemence Street, Lowestoft

A brilliant opportunity to own a spacious end-terraced home with two reception rooms and three bedrooms all off landing - ideal as an investment!

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.

Front Garden

Laid concrete driveway with brick wall surrounding. Dropped kerb

Lounge

Double glazed window to front. Carpet flooring. Electric heater. Consumer unit.

Hall

Access to dining room and kitchen. Stairs leading to first floor. Carpet flooring. Integrated storage cupboard.

Dining Room

Double glazed window to rear. Carpet flooring. Electric heater.

Kitchen

Double glazed door to side leading to garden. Access to shower room. Double glazed window to side. Vinyl flooring. Fitted units and worktops. Sink and drainer unit. Space for electric cooker. Spotlights.

Shower Room

Double glazed window to rear. Tiled flooring and part tiled walls. Wc and wash hand basin. Electric shower unit. Electric heater.

Landing

Access to all bedrooms and bathroom. Loft hatch access. Carpet flooring.

Bedroom One

Double glazed window to front. Carpet flooring. Electric heater.

Bedroom Two

Double glazed window to rear. Carpet flooring. Electric heater.

Bedroom Three

Double glazed window to front. Carpet flooring. Electric heater.

Bathroom

Double glazed window to rear. Laminate flooring





and part tiled walls. Wc and wash hand basin. Bathtub.

Rear Garden
Laid concrete leading to grass plot. Brick outbuilding. Part fence and part brick wall surrounding with and additional side access gate. West facing.





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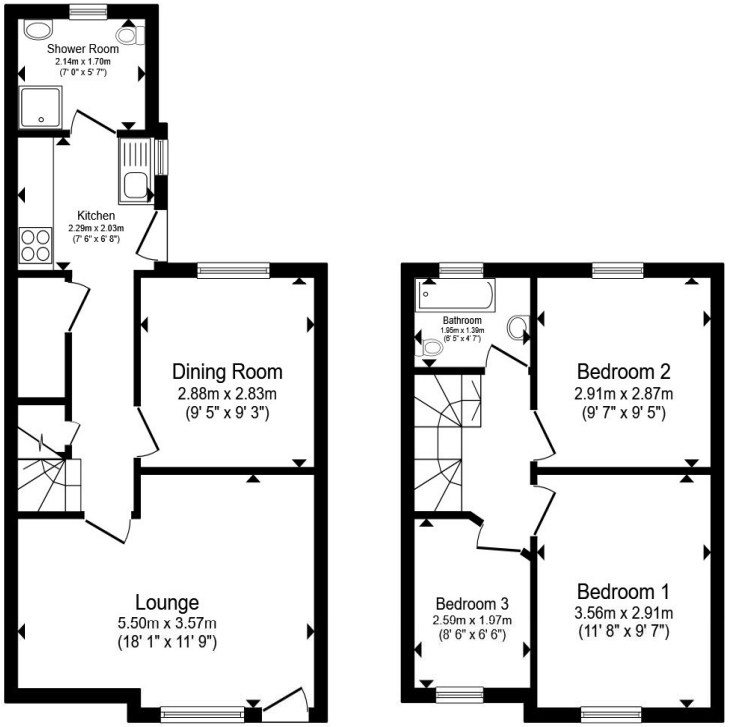
Clemence Street, Lowestoft

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Excellent potential for modernisation
- Two separate W/Cs

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

guide price

£90,000



Total floor area 72.7 m² (782 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:
LOW109969 - 0004

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