



Clemence Street, Lowestoft NR32 2JJ

welcome to

Clemence Street, Lowestoft

William H Brown are delighted to present this charming 2-bedroom property, benefitting from transport links, several amenities and a wonderful inside living space.

Lounge

12' 10" x 9' 4" (3.91m x 2.84m)

Double glazed front door. Double glazed window to front. Wood effect flooring. Radiator. Power points.

Dining Room

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed door to rear. Wood effect flooring. Radiator. Power points.

Kitchen

9' 10" x 5' 9" (3.00m x 1.75m)

Double glazed window to rear. Vinyl flooring. Fitted top and bottom units and worktops. Sink and drainer. Space for electric oven, 50/50 fridge freezer, and washing machine. Power points.

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Double glazed window to rear. Fully tiled walls. Wc and wash basin. Bathtub with overhead shower. Radiator.

Bedroom One

12' 10" Max x 9' 5" (3.91m Max x 2.87m)

Double glazed window to front. Carpet flooring. Radiator. Power points. Double bedroom.

Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m)

Double glazed window to rear. Carpet flooring. Radiator. Power points. Double bedroom.

Rear Garden

Fully enclosed by brick wall.

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

Clemence Street, Lowestoft

- TWO-BEDROOM END-TERRACED HOME
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- PERFECT INVESTMENT OPPORTUNITY (A yield of over 8% - perfect for buy to let investors)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Total floor area 58.5 m² (629 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:
LOW109657 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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