



Reeve Street, Lowestoft NR32 1UF

welcome to

Reeve Street, Lowestoft

A three bedroom mid-terraced home offering a lounge, dining room, kitchen and ground floor bathroom, with a rear garden in a convenient Lowestoft location.

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.

Lounge

10' 5" Max x 10' 4" (3.17m Max x 3.15m)
Double glazed front door. Double glazed window to front. Carpet flooring. Feature fireplace. Storage cupboard with electric box. Radiator. Power points.

Dining Room

10' 6" Max x 10' 6" (3.20m Max x 3.20m)

Double glazed window to rear. Sliding door to kitchen. Carpet flooring. Radiator. Power points.

Kitchen

13' 3" x 5' 3" (4.04m x 1.60m)
Double glazed window to side. Wood effect flooring. Fitted units and worktops. Sink and drainer unit. Space for electric oven.

Bathroom

Double glazed frosted window to side. Wood effect flooring. Wc and wash hand basin. Bathtub with mixer taps and overhead shower. Extractor fan.

Bedroom One

10' 6" x 10' 5" (3.20m x 3.17m)
Double glazed window to rear. Access to bedroom three. Carpet flooring. Radiator. Power points.

Bedroom Two

10' 4" Max x 10' 4" (3.15m Max x 3.15m)
Double glazed window to front. Carpet flooring. Built in storage cupboard. Radiator. Power points.

Bedroom Three

7' 10" Max x 5' 10" Max (2.39m Max x 1.78m Max)
Double glazed window to rear. Carpet flooring. Power points.

Rear Garden

Concrete path leading to rear access gate. Timber shed to rear. Mix of brick wall and fence surround.

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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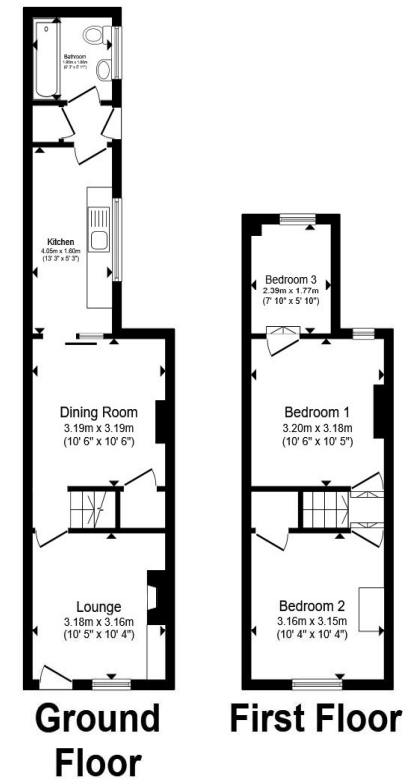
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RECENTLY REFURBISHED THROUGHOUT
- LOUNGE AND SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£80,000



Total floor area 64.5 m² (694 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:
LOW108724 - 0008

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