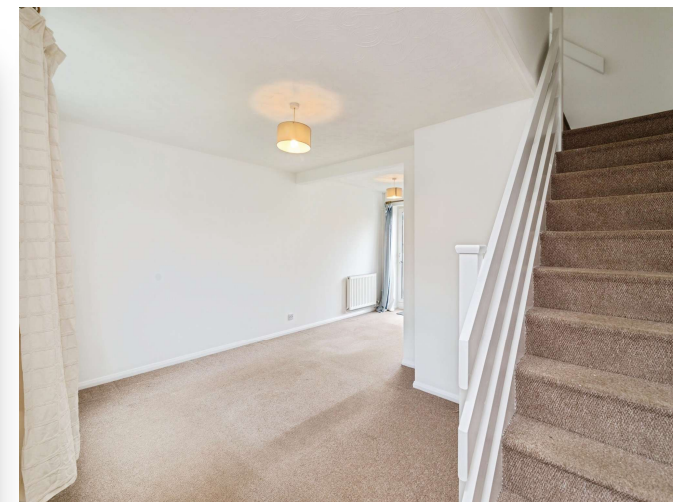




Buttercup Close, Lowestoft NR33 8NX

welcome to

Buttercup Close, Lowestoft

A well-presented two-bedroom terraced home in sought-after Carlton Colville, featuring a bright and spacious lounge/diner, fitted kitchen, first-floor family bathroom, and the rare advantage of an en bloc garage.

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 Porch

Double glazed window to front. Carpet flooring. Access to lounge/diner.

Lounge/Diner

Double glazed sliding doors to rear. Double glazed window to front. Stairs leading to first floor. Carpet flooring. Understairs cupboard containing electrics unit. Radiator.

Kitchen

Double glazed window to rear. Vinyl flooring. Built in cupboard. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Cooker head.

Landing

Carpeted stairs and landing. Access to both bedrooms and bathroom.

Bedroom One

Double glazed window to front. Carpet flooring. Built in storage cupboards.

Bedroom Two

Double glazed window to rear. Loft hatch access. Carpet flooring. Radiator.

Bathroom

Double glazed window to rear. Vinyl flooring. Wc and wash hand basin. Bathtub with overhead

shower. Radiator.

Front Garden

Path leading to front door. Grass to both sides with a mix of fence and privacy hedge surrounding.

Rear Garden

Grass area leading to patio tiles for outdoor dining. Path leading to rear access gate. Fence surrounding. West facing.





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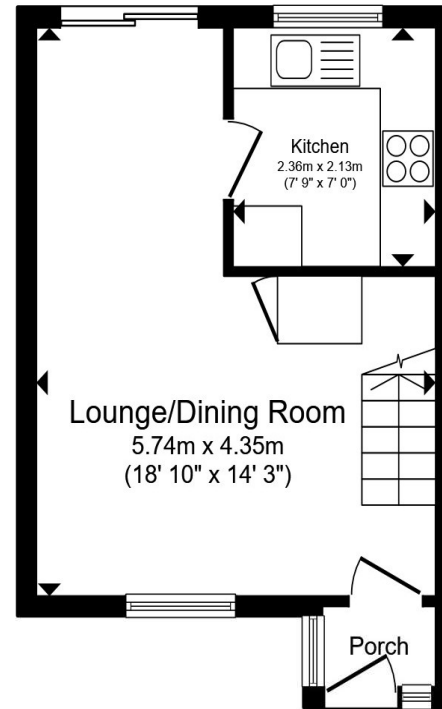
Buttercup Close, Lowestoft

- Popular Carlton Colville location
- Spacious and bright lounge/diner
- West-facing rear garden
- Two well-proportioned bedrooms
- En bloc garage

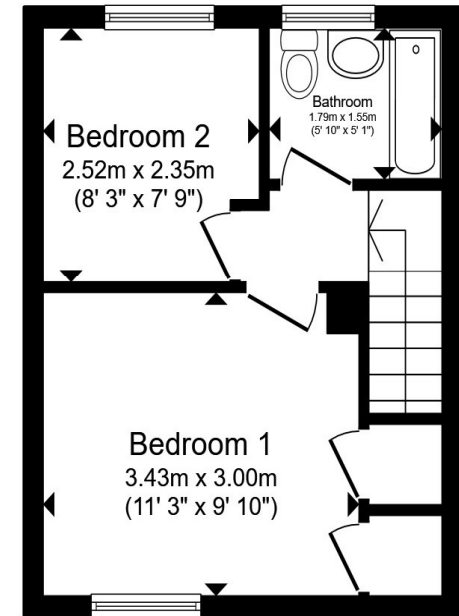
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£200,000



Ground Floor



First Floor

Total floor area 49.8 m² (536 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:
LOW110069 - 0002

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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