



Topping Street, Lowestoft NR32 2AN

welcome to

Tonning Street, Lowestoft

[GUIDE PRICE £100,000 - £110,000] A brilliant opportunity to purchase a freshly renovated, no chain, two-bedroom property in Lowestoft Town, perfect for investors looking for a high yield, or those after a well-connected first time residence!

Lounge

Double glazed windows to front and rear. Carpet flooring. Radiator.

Kitchen

Double glazed window to side. Tiled flooring and part tiled walls. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Space for gas oven.

Lobby

Double glazed door to side leading to rear garden. Tiled flooring.

Bathroom

Double glazed window to rear. Tiled flooring and walls. Wc and wash hand basin. Bathtub. Radiator.

Landing

Access to bedrooms one and two. Carpet stairs and landing.

Bedroom One

Double glazed window to front. Carpet flooring. Radiator.

Bedroom Two

Double glazed window to rear. Stairs leading to attic room. Carpet flooring. Radiator.

Attic Room

Double glazed window to rear. Carpet flooring.

Rear Garden

Laid patio courtyard style rear garden. Fence surrounding with rear access gate.

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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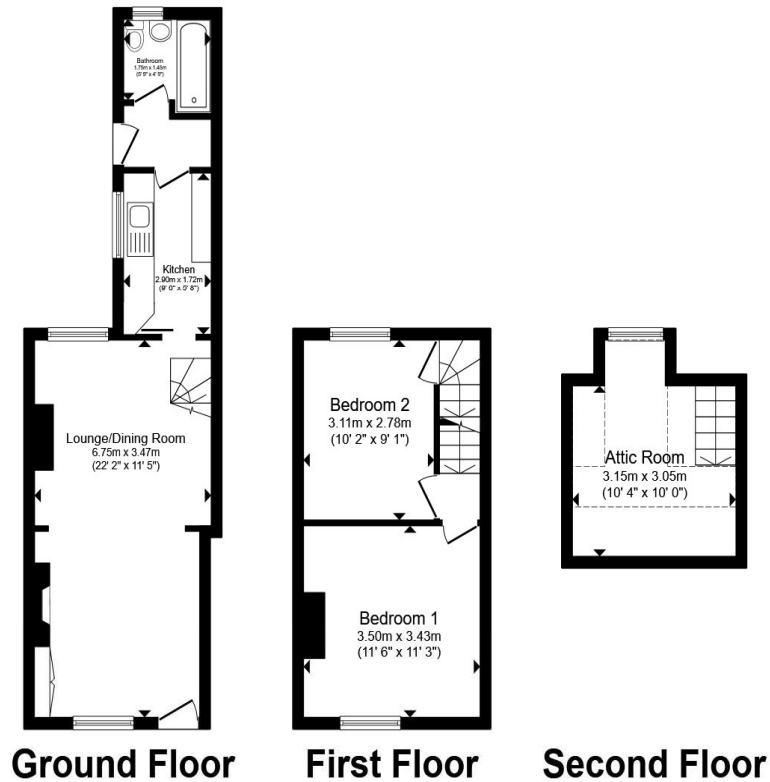
Tonning Street, Lowestoft

- High yield potential
- Convenient location
- Competitively priced
- No chain
- Low-maintenance garden

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

guide price

£100,000



Total floor area 66.7 m² (718 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:
LOW109734 - 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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