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£140,000



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167 St Margarets Road Lowestoft, NR32 4HW

- INVESTMENT PROPERTY
- EPC RATING D
- LOUNGE & SEPERATE DINER
- FITTED KITCHEN
- UPGRADED GAS CENTRAL HEATING
- 2 BEDROOM MID TERRACE
- UPVC DOUBLE GLAZING
- DOUBLE BEDROOMS OFF LANDING
- SOUTH FACING GARDEN
- CHAIN FREE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Lounge 10' 11" x 10' 7 (3.33m x 3.23m)

Enter this lounge to find wood effect laminate floor, skimmed ceiling, radiator, power points, a uPVC sealed unit double glazed window to the front. An opening flows through to the...

Dining Room 11' 10" x 10' 11 (3.6m x 3.33m)

A nice dining room off the kitchen, the same laminate flooring continues through and a uPVC sealed unit double glazed window to the rear, power points and a door leading to the carpeted staircase.

Kitchen 8' 11" x 6' 10 (2.73m x 2.08m)

Featuring a matching range of wall and base units, ceramic tiled floor, uPVC sealed unit double glazed window to the side, electric oven with gas hob over, provision for a fridge freezer and washing machine, a one and a half bowl drainer sink with tiled splash backs. A uPVC door leads out to the rear south facing garden.

FIRST FLOOR

Landing

Doors lead off to both Bedrooms and bathroom.

Bedroom One 11' 3" x 11' 1 (3.42m x 3.38m)

Featuring a fitted carpet, uPVC sealed unit double glazed window, radiator, TV, telephone and power points and an over stairs wardrobe that offers loft access.

Bedroom Two 10' 11" x 6' 11 (3.34m x 2.1m)

A good size double including a fitted carpet, power points, uPVC sealed unit double glazed window to the rear aspect and a radiator.

Bathroom 8' 12" x 6' 7 (2.74m x 2.01m)

Comprising a suite of a panelled bath with tiled surround, low level W.C, pedestal wash basin with tiled splash backs, an opaque uPVC sealed unit double glazed window to the rear aspect and radiator. The airing cupboard houses a recently upgraded combi boiler.

Outside

The front offers a small courtyard with a retaining wall and wooden gate. A raised bed of decorative stones offers space for potted plants and a small central flower contains mature shrubs. The rear garden is south facing, enclosed and private with retaining brick wall, a timber gate offers pedestrian access. A concrete patio allows space for garden furniture.

Council Tax

Waveney Council
Tax Band 'A'

Energy Efficiency Rating

D

SUMMARY

The property is to be sold with a Tenant in Situ. The tenant has been here for 8 years and has paid on time every month. To view call the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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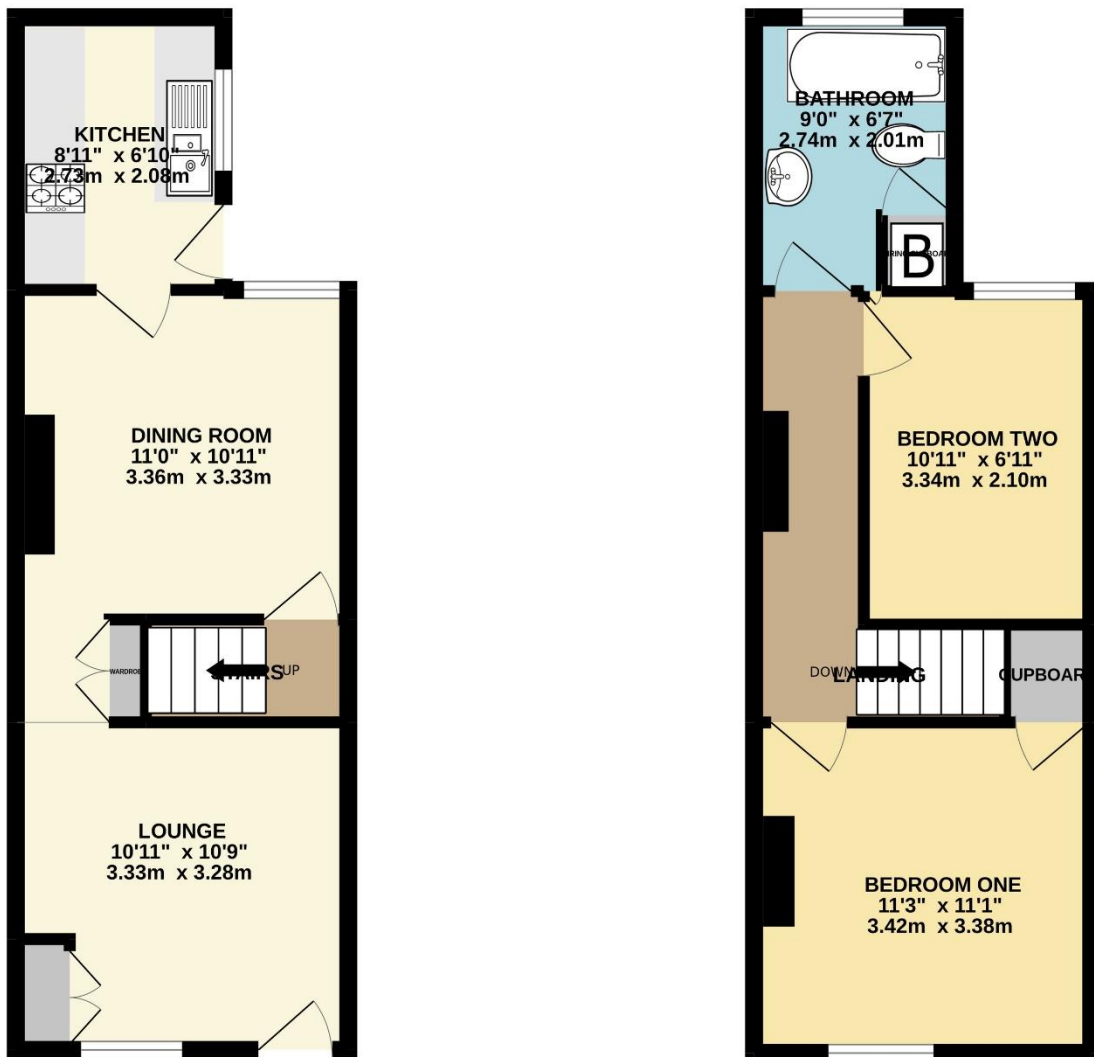
ATTENTION INVESTORS | 2 BED TERRACE INCLUDES EXCELLENT TENANT | POTENTIAL 5% YIELD

We are delighted to offer this two bedroom, mid terraced house located in North Lowestoft. Well presented with a south facing garden and benefitting from a recently upgraded boiler plus uPVC double glazing. The accommodation comprises a Lounge, Dining area and Kitchen while the first floor offers 2 double Bedrooms off Landing and a generous family Bathroom.

LOCATION AND AMENITIES

St. Margarets Road is very well placed for access to the town centre shops, railway station and seafront. The University Campus Suffolk is a 10 minute walk away, within easy reach are Oulton Broad and Normanston Park, convenient for a number of schools, doctors, dentists, convenience stores and a short walk away is the town centre of Lowestoft with all its hustle and bustle and major High Street shops. Lowestoft's stunning sandy beach and railway station are local and road links to Oulton Broad, Great Yarmouth and Norwich on your doorstep.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



167 ST. MARGARETS ROAD, LOWESTOFT

TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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