

For Sale by Online Auction
A two bedroom former local authority house in need of renovation and refurbishment, within the town of Lowestoft.

Offers In Excess Of
£50,000 Freehold
Ref: P7451/B

51 Church Road
Lowestoft
Suffolk
NR32 1TL



Sitting room, dining room, kitchen, ground floor bathroom.
Two first floor bedrooms.
Garden to rear.
On-street parking.

For Sale By Timed Online Auction - 31st October 2024

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 31st October 2024 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; F.A.O Esther Coyte-Broomfield; Tel: 0845 2586410; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Church Road is located in Lowestoft, Britain's most easterly town, and just a 10 minute walk from the town centre. Lowestoft is best known for its picturesque seafront, with its sandy beaches and seaside amenities including the Victorian seafront gardens, the Royal Plain Fountains and two piers. The town is also well served by a good selection of shops, eateries and services. Close to the property is the Waterlane Leisure Centre and Lowestoft Football Club. There are also numerous schools within the vicinity. The area is well-connected by public transport, with nearby bus stops providing access to other parts of the town and surrounding regions. Lowestoft also benefits from a railway station, offering regular services to Norwich and the surrounding areas.

Description

51 Church Road is a two bedroom Victorian mid-terrace house with colour washed elevations under a pitch tiled roof. The property is need of renovation and refurbishment throughout but offers well laid out accommodation.

Entering the property from the front door into the sitting room, with window to front, there is an opening and steps down to the dining room with window to rear. A door from the dining room leads to the galley kitchen. Stepping down into the kitchen there is matching range of fitted wall and base units and a window to side. There is a sliding door and step down to the rear lobby where there is a door to the garden and a ground floor bathroom, with panelled bath, WC and basin. Stairs lead from the dining room to the first floor landing. A door off the landing leads to bedroom one, a double room with window to front and built-in cupboard. Bedroom two is a smaller double bedroom with window to rear. There is a cupboard over the stairs and access to the loft.

Outside there is a garden to the rear, mainly laid to paving which is enclosed by panel fencing. There is also gated rear access and on-street parking.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" sign a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.



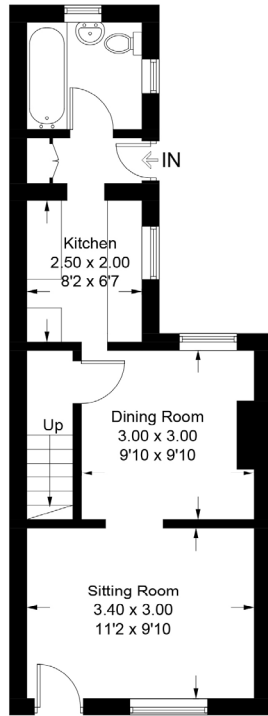




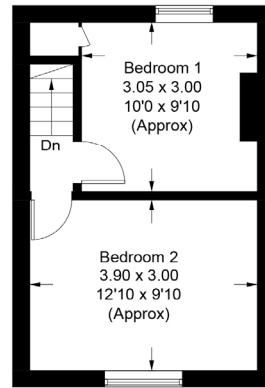
51 Church Road, Lowestoft



Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC = TBC

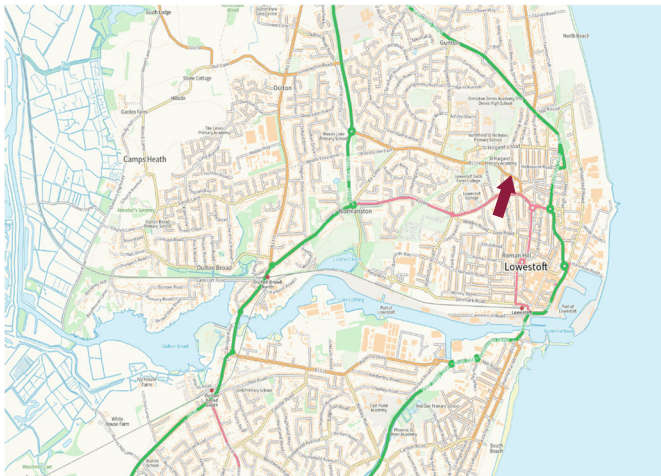
Council Tax Band A; £1,462.38 payable per annum 2024/2025.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

October 2024



Directions

Approaching Lowestoft from Oulton Broad on the A146, pass Oulton Broad railway station and at the next roundabout take the third turning onto the A1144. Continue on this road and take the left hand turn into Burton Street. At the T-junction turn left and number 51 will be found almost immediately on the left hand side.

For those using the What3Words app: [///brains.mugs.causes](https://www.what3words.com/brains.mugs.causes)



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