

For Sale by Online Auction
A three bedroom red brick Victorian
terrace house in need of refurbishment
and renovation throughout, located in the
heart of Lowestoft.

Offers In Excess Of
£60,000 Freehold
Ref: P7451/B

36 May Road
Lowestoft
Suffolk
NR32 2DL



Sitting room, dining room, kitchen, ground floor bathroom.
Three first floor bedrooms (one walk-through).
Enclosed 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 Amy Dunn Tel: 0845 2586353; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

36 May 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, including Roman Hill Primary School which is to the rear of the property, and also East Coast College. 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

36 May Road is a three bedroom Victorian mid-terrace house which is in need of renovation and refurbishment throughout and which is being sold by Flagship Housing Group

The front door opens into the sitting room, which in turn opens into a small lobby where there are stairs to the first floor landing and with an understairs cupboard. A further door from here leads to the dining room. A door from the dining room leads to the galley kitchen with window to the side and which has a range of matching fitted wall and base units and a wall mounted gas fired boiler. The kitchen opens into the rear lobby which has a built-in cupboard and also a door to the garden and ground floor bathroom. This has a panelled bath with low level WC and pedestal handwash basin. The stairs in the middle lobby rise to the first floor landing with doors off to bedroom one, with window to front and built-in airing cupboard with pressurised hot water cylinder. From bedroom two there is a door with step down through to bedroom three, with window to the rear.

Outside there is a small terrace garden to rear, prominently of hard standing, but also with a flower bed. A pathway leads to a gated access to the rear which is enclosed by a brick wall and fencing. There is 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.

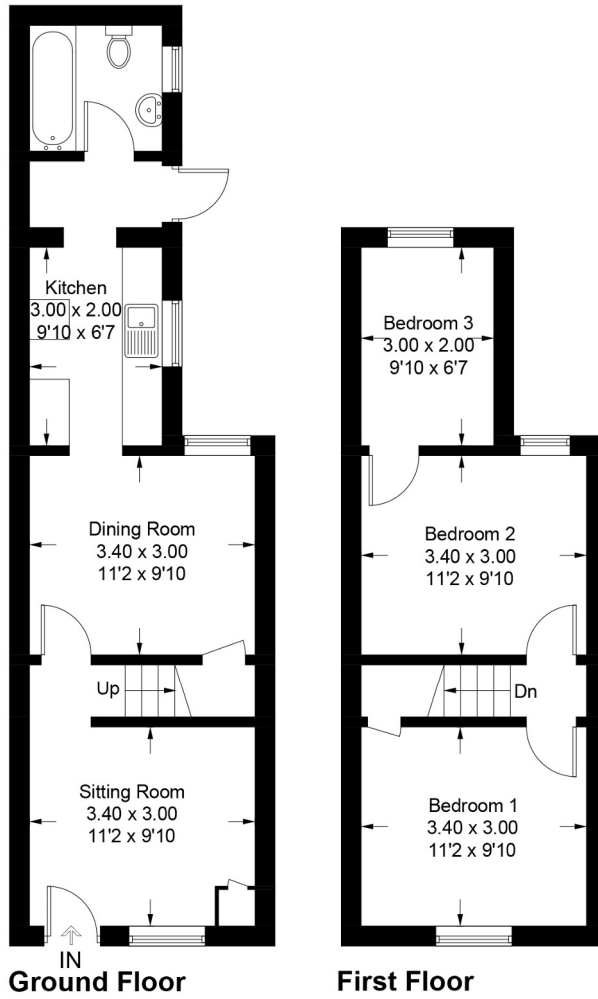






36 May Road

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



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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 Rating = D (full report available from the agent).

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

Proceeding north on the A12 through the centre of Lowestoft, pass ASDA supermarket on your left and at the next roundabout continue to the town centre (A47) and crossing the harbour bridge. Stay in the left hand lane and take the second left hand turn into Denmark Road. Pass the railway station on your left and then turn right into Katwijk Way (A47). At the roundabout turn left into Raglan Street and at the T-junction turn left into Love Road. At the mini-roundabout take the left turn to continue on Love Road. May Road will be found after a short way along on the left hand side. Number 36 is half way along on the right hand side.

For those using the What3Words app:
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