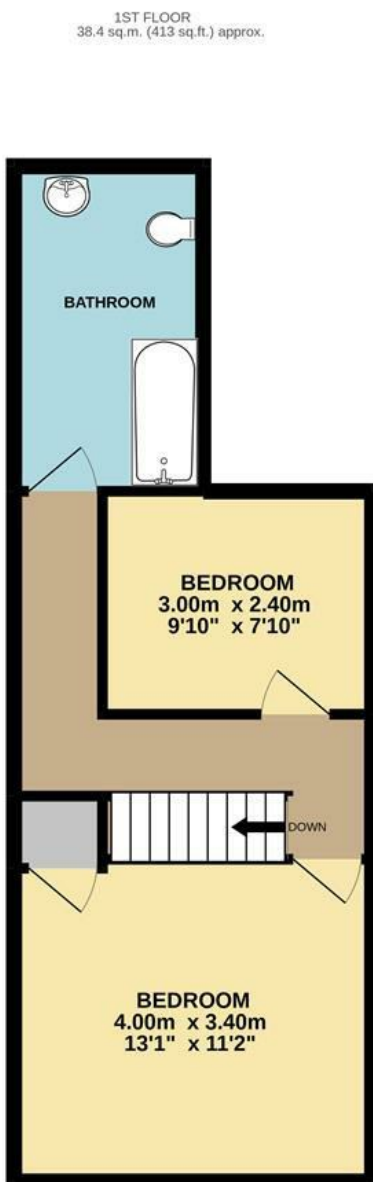
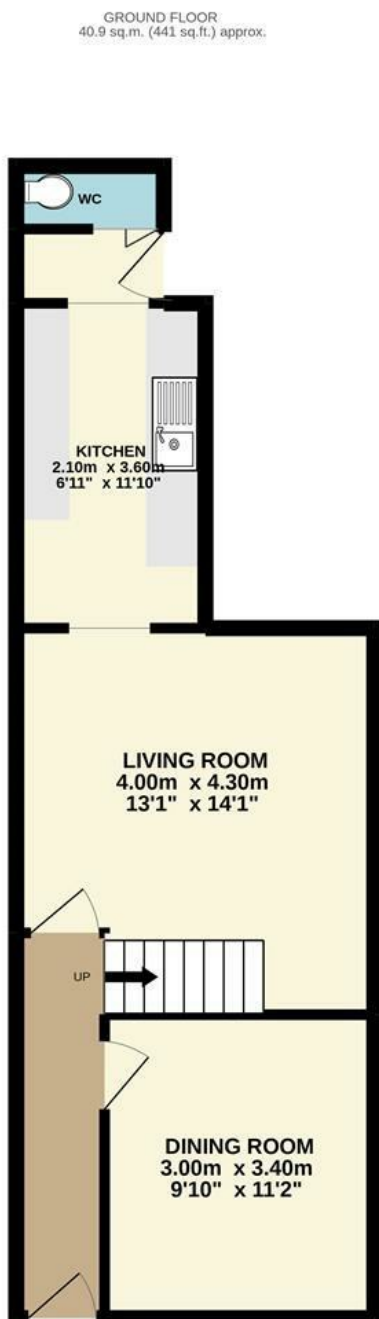




Selby Street | Lowestoft | NR32  
 £130,000

abbotFox



TOTAL FLOOR AREA : 79.3 sq.m. (854 sq.ft.) 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.  
 Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox presents this ideal first time buy or investment property. Offered to the market with no onward chain, this hall entranced terraced home is ideally situated within easy reach of a wide variety of amenities. Accommodation comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor. The first floor offers two double bedrooms and a bathroom accessed off landing. An ideal opportunity for any buyer looking to make their own mark on a property, an internal viewing comes highly recommended.

Please note the property requires updating and the following:

1. Ground maintenance charges may apply, these cover any communal areas that require maintaining by Flagship Group.
2. Cash buyers will be expected to exchange within 28 days of receipt of contract by their (the purchaser) solicitors.
3. The property must be marketed for a minimum of 14 days prior to accepting any offers.
4. Should your offer be agreed an engrossment fee of £120 inc vat is payable.

