



45 Norwich Road, Lowestoft

Guide Price £140,000

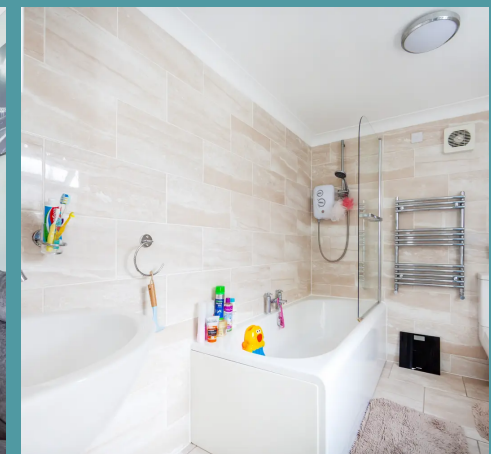
45 Norwich Road

Lowestoft

Introducing this charming three-bedroom mid-terrace residence, tailor-made for the discerning buyer seeking an ideal first-time home or an investment opportunity. Situated in a sought-after location that is just a short walk away from the inviting beachfront and a range of local amenities. Don't miss the chance to acquire this wonderful family home.

LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



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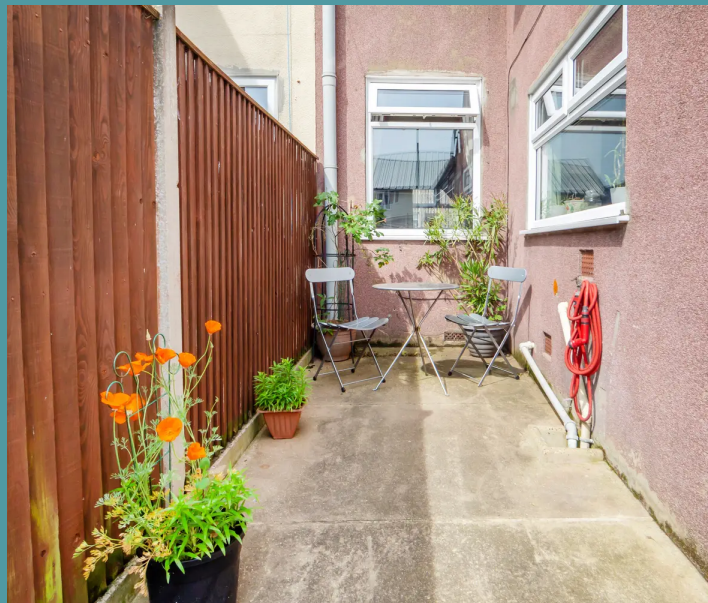
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Upon entering, you are welcomed into an inviting space where the open-plan sitting and dining room seamlessly blend together, creating a warm and inviting ambiance for relaxation and entertaining. The well-equipped kitchen is fitted with units and appliances to enhance your cooking experience. Offering ample amount of storage space and under-counter areas for your laundry essentials. The bathroom comprises of a modern three piece suite, accommodating all family members and guests.

Heading upstairs you will find three bedrooms, each designed to offer you relaxation and privacy. The third bedroom has the versatility to be a dressing room, office or guest bedroom.

Towards the rear is a well-maintained garden, consisting of a laid to lawn and patio area, perfect for enjoying the fresh air or soaking up the afternoon sun. Overall, this garden is fully enclosed so you can enjoy in seclusion. On-road parking can be found at the front of the property, with the potential to have off-road parking at the rear.





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AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

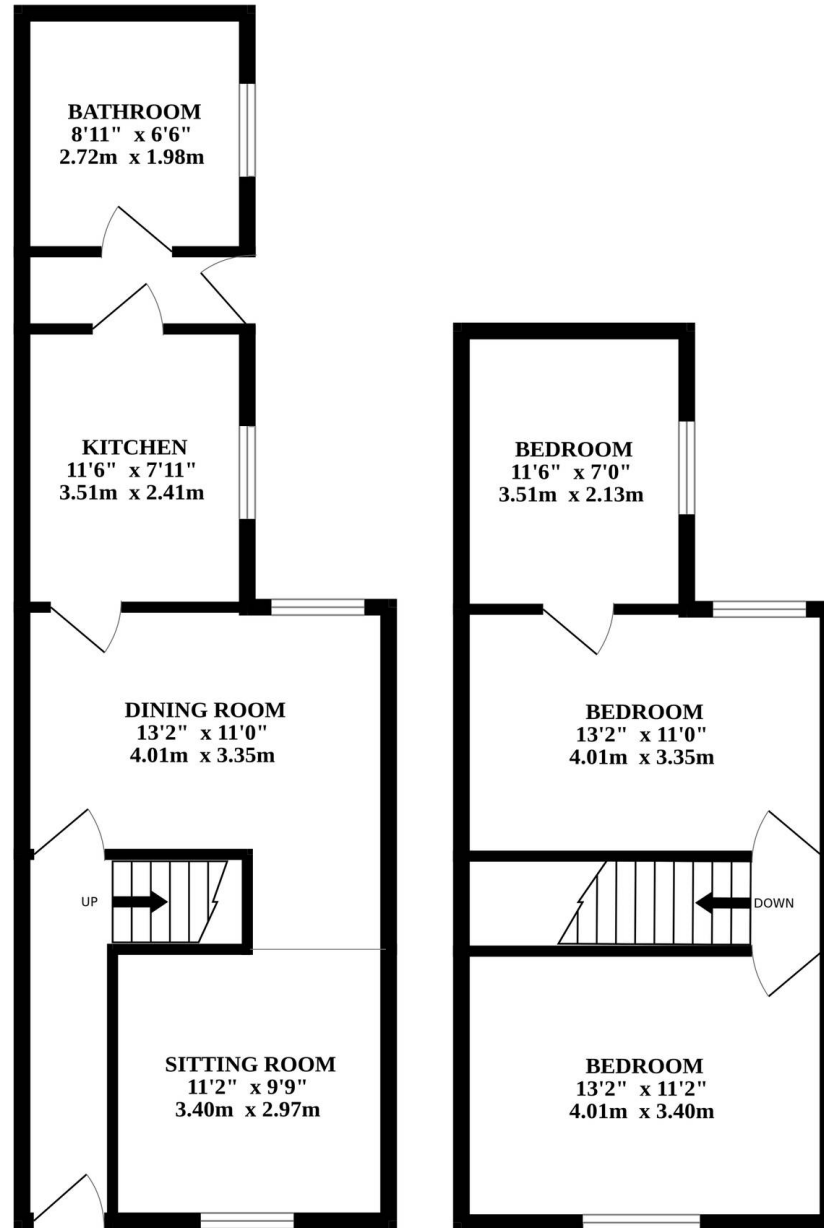
New boiler in December 2023 (10 year warranty).

Council Tax Band: A

- Guide price £150,000 - £160,000
- PERFECT FIRST TIME HOME OR INVESTMENT PURCHASE
- OPEN-PLAN SITTING/DINING ROOM
- WELL-EQUIPPED KITCHEN
- MODERN FAMILY BATHROOM
- THREE BEDROOMS
- SHORT WALK TO THE BEACH
- ON-ROAD PARKING - POTENTIAL OFF-ROAD PARKING AT THE REAR
- SOUTH FACING GARDEN - FULLY ENCLOSED
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

GROUND FLOOR

1ST FLOOR



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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