



Aldreds
Estate Agents

30 Alexandra Road
, Lowestoft, NR32 1PJ
Offers Over £125,000



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Aldreds are delighted to offer this large bay fronted property which is currently used as commercial offices but would be ideal to convert to a large 3 bedroomed residential property or potentially 2 flats/apartments or HMO subject to planning permission or change of use. The spacious accommodation includes an entrance hall, 3 reception rooms, kitchen, ground floor W.C and to the first floor there are 3 separate rooms, bathroom and a separate W.C. There are the benefits of Upvc windows and gas central heating and a courtyard garden which would be ideal for bistro style dining. A fantastic property with great potential to keep as commercial or residential conversion(STP). An early viewing is advised. Outstanding value for money.

Wide Entrance Hall

Fitted carpet, 2 x full length cupboards, galleried staircase off to first floor.

Reception Room 1

12'3" x 16'4" (3.75 x 5.0)

Fitted carpet, picture rails, Upvc bay window, power points, radiator.

Reception Room 2

10'10" x 13'0" (3.31 x 3.98)

Fitted carpet, power points, picture rails Upvc window, radiator.

Ground Floor W.C

Vinyl flooring, low level W.C, wall mounted sink, tiled splash backs, Upvc window.

Reception Room 3

13'9" x 11'10" (4.20 x 3.61)

Fitted carpet, picture rails, radiator, power points, Upvc window.

Kitchen

14'6" x 11'8" (4.42 x 3.58)

Tiled effect vinyl flooring, fitted kitchen units, extended work surfaces, power points, tiled splash backs, eye level electric oven with matching four burner gas hob, double poly carbonate sink, double aspect Upvc windows, Upvc door leading to rear courtyard garden.





Tenure And Notes

Freehold

Mains Water Gas And Drainage

Note - This is a commercial property and will need change of use to residential. Cash buyers or proof of commercial mortgage will be needed to purchase.

Outside To The Front

There is an enclosed garden with footpath to front door.

Outside To The Rear

There is an enclosed courtyard garden with large timber and felt garden shed & pedestrian rear access.

First Floor

Landing with fitted carpet, full length storage cupboards.

Room 1

13'6" x 16'10" (4.12 x 5.15)

Fitted carpet, picture rails, double aspect Upvc windows including a Upvc bay window, radiator, power points.

Room 2

10'9" x 13'1" (3.29 x 4.01)

Fitted carpet, picture rails, power points, radiator, Upvc window.

Room 3

14'7" x 11'7" (4.45 x 3.55)

Fitted carpet, picture rail, power points, radiator, Upvc window.

Bathroom

Vinyl flooring, bathroom suite comprising of a shower set over a corner bath, low level W.C, vanity sink unit, radiator, Upvc window.

Separate W.C

Vinyl flooring, low level W.C, wall mounted sink, tiled splash backs, Upvc window.



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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