

# HARDIMANS

**66 St. Margarets Road**  
, Lowestoft, NR32 4HP  
Guide Price £180,000



## 66 St. Margarets Road, Lowestoft, Suffolk, NR32 4HP

Located on a desirable road in North Lowestoft, this unique terraced house presents an exceptional opportunity for those seeking a spacious family home with great potential.

From the front, the house looks like a normal bay fronted property, but because the original builders started construction from both ends of the road, when they finally came to this plot, it left an unusually large plot which was also irregularly shaped. Hence the property has perhaps the largest garden for this style property on the road. It also benefits from excellent off road parking.

Inside, the house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout widens at the rear, creating a sense of openness and allowing for a variety of design possibilities. With potentially four bedrooms, this home can comfortably accommodate a growing family or provide extra space for guests or a home office.

Whilst the property is in need of some updating, it offers a blank canvas for those looking to personalise their living space. The potential to alter and enhance this home is significant, making it an ideal choice for buyers with a vision.

In summary, this terraced house on St. Margarets Road is a rare gem, combining space, potential, and a prime location in Lowestoft. Whether you are looking to invest or create your dream home, this property is well worth a viewing.



**Mahogany effect upvc double glazed door to:-**

**ENTRANCE PORCH**

further glazed door to:-

**SPACIOUS ENTRANCE HALL**

stairs to first floor, cupboard space under, double radiator, feature ceiling rose.

**FRONT SITTING ROOM**

with bay window, upvc double glazing, 3 radiators, cupboard containing electric meters and fuse box, feature ceiling rose.

**DINING ROOM**

upvc double glazed window, radiator, fitted cupboard space, feature ceiling rose.

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

double drainer sink unit, electric cooker panel, base and wall cupboards, plumbing for washing machine, radiator, double aspect windows with upvc double glazing and matching door, walk-in larder cupboard with upvc window and light.

**STAIRS TO FIRST FLOOR AND LANDING**

access to roof void, radiator.

**BEDROOM 1**

upvc double glazed window, radiator.

**BEDROOM 2**

upvc double glazed window, radiator.

**BEDROOM 3**

upvc double glazed window, radiator.

**SEPARATE WC**

with low level suite, upvc opaque glazed window.



#### STUDY/BEDROOM 4

upvc double glazed window, radiator, fitted cupboards, door to:-

#### BATHROOM

cased bath, washbasin, radiator, fitted airing cupboard with a lagged copper cylinder, radiator, upvc opaque glazed window.

#### OUTSIDE

To the front, forecourt garden, brick retaining walls. To the rear, large gardens with a concrete patio area and pathways, lawned garden, well stocked shrub borders. Adjoining the property is a boiler house housing a gas boiler, 2 outside stores and external wc, timber summer house.

#### NOTE:

The property has rear driveway with double timber gates providing excellent off road parking.

#### TENURE

Freehold

#### COUNCIL TAX BAND

B

#### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: No connection if connected could achieve Ultrafast 10000mbps speed

\* Mobile: EE, 02, THREE, VODAFONE ALL LIKELY

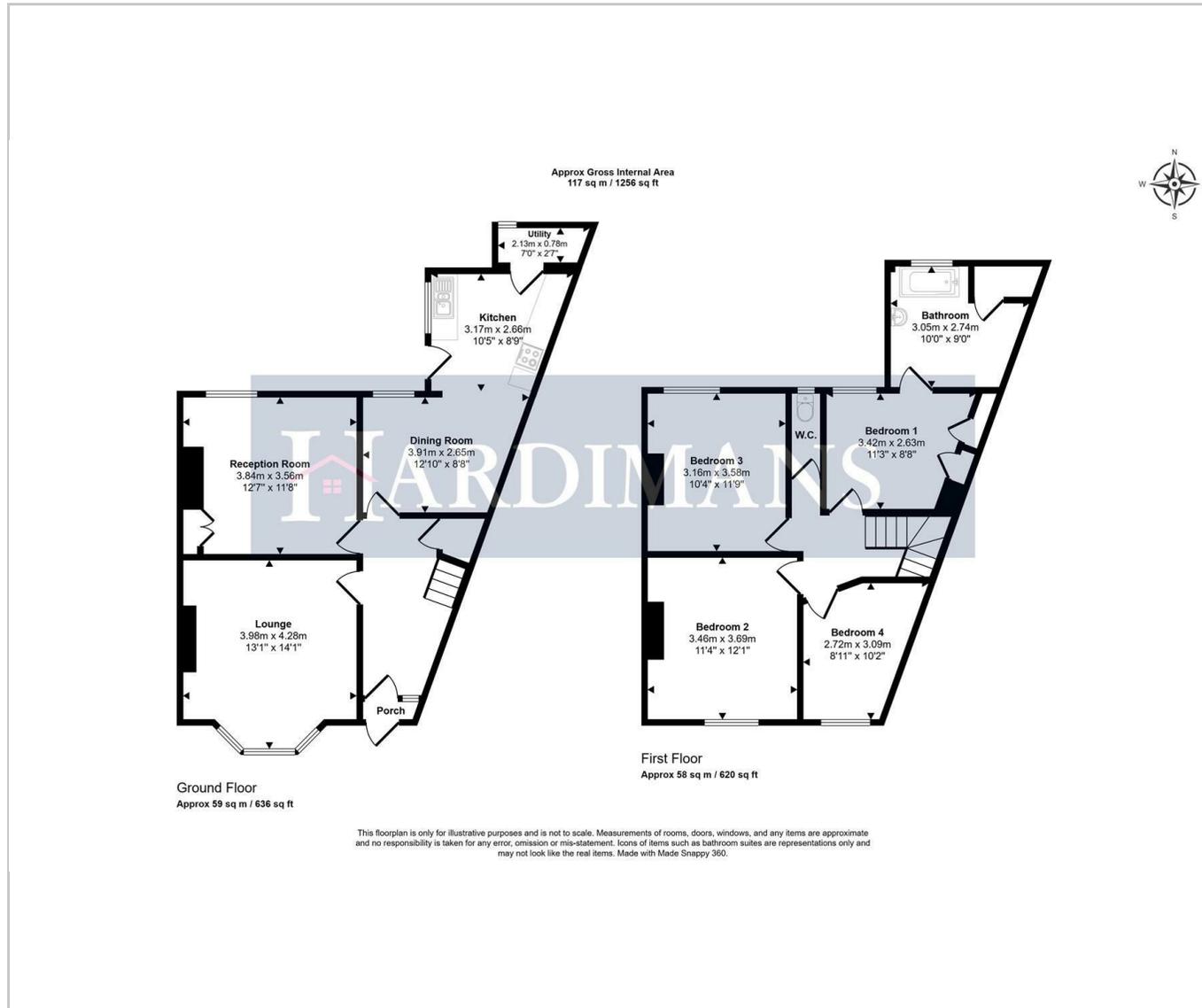
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



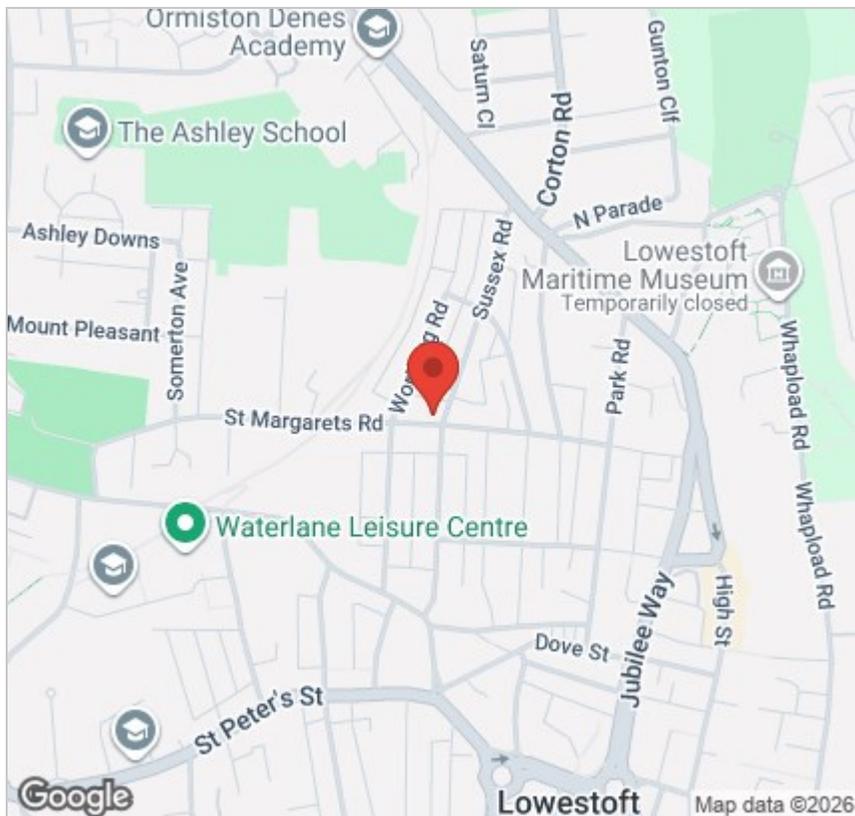




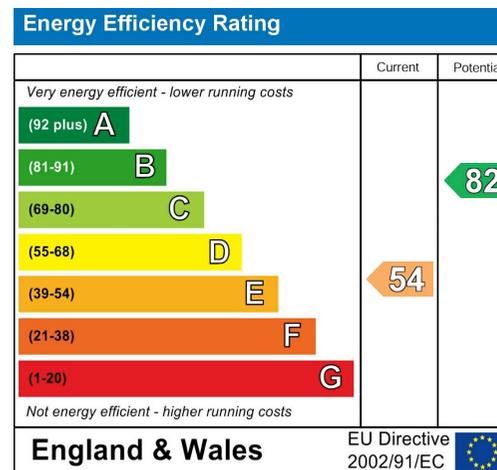
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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