

HARDIMANS

62 Edinburgh Road
Lowestoft, NR32 1SU

Offers In Excess Of £160,000

HARDIMANS



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**62 Edinburgh Road,
Lowestoft, Suffolk, NR32 1SU**

Hardimans are pleased to offer this delightful CHAIN FREE end-terrace house which FRONTS ONTO ST MARGARETS ROAD and presents an excellent opportunity for families and first-time buyers alike. The property was completely refurbished in 2018 including fitting of a new kitchen, bathroom, gas central heating, windows, doors and rewiring. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, providing a warm and welcoming atmosphere.

Lowestoft is known for its beautiful beach and vibrant community and Residents of Edinburgh Road can enjoy easy access to the town centre, local amenities, schools, and parks, enhancing the overall appeal of this property.

Do not miss the chance to make this house your home.

ENTRANCE

Door to side access and stairs to first floor.

SITTING ROOM

UPVC double glaze walk in bay windows , fire place, under stairs storage cupboard and radiator.





KITCHEN

UPVC double glaze window to rear aspect, range of wall and base units including worktop space with tile splash back, cupboards and drawers under, cupboards above, built in oven, gas hob, standings for dishwasher and radiator.

UTILITY

UPVC double glaze door to rear garden, UPVC double glaze window to size aspect, matching worktop space with cupboards, standings for washing machine and tumble dryer, Ideal boiler to wall, radiator and spot light ceiling.

BATHROOM

Window to side aspect, low level WC, hand wash basin with cupboards under, mixer shower over bath and radiator.

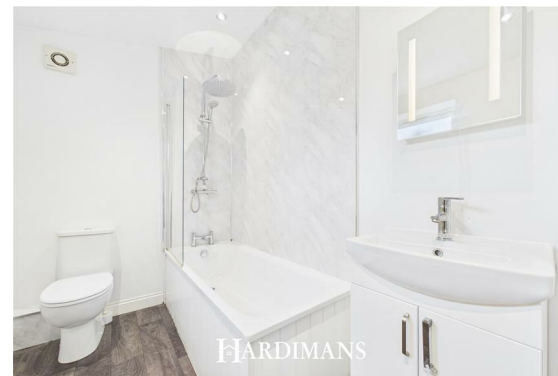
FIRST FLOOR LANDING

PRIMARY BEDROOM

UPVC double glaze window to front aspect, storage cupboard over stairs with loft access, fire place and radiator.

BEDROOM 2

UPVC double glaze window to rear aspect, fireplace and radiator.



BEDROOM 3

UPVC double glaze window to rear aspect, spot light ceiling and radiator.

OUTSIDE

To the front, concrete base, fully enclosed with brick wall and gate. To the rear, artificial grass, decking area, storage container, plants bordered, fully enclosed and rear access gate.

TENURE

Freehold

COUNCIL TAX BAND

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MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

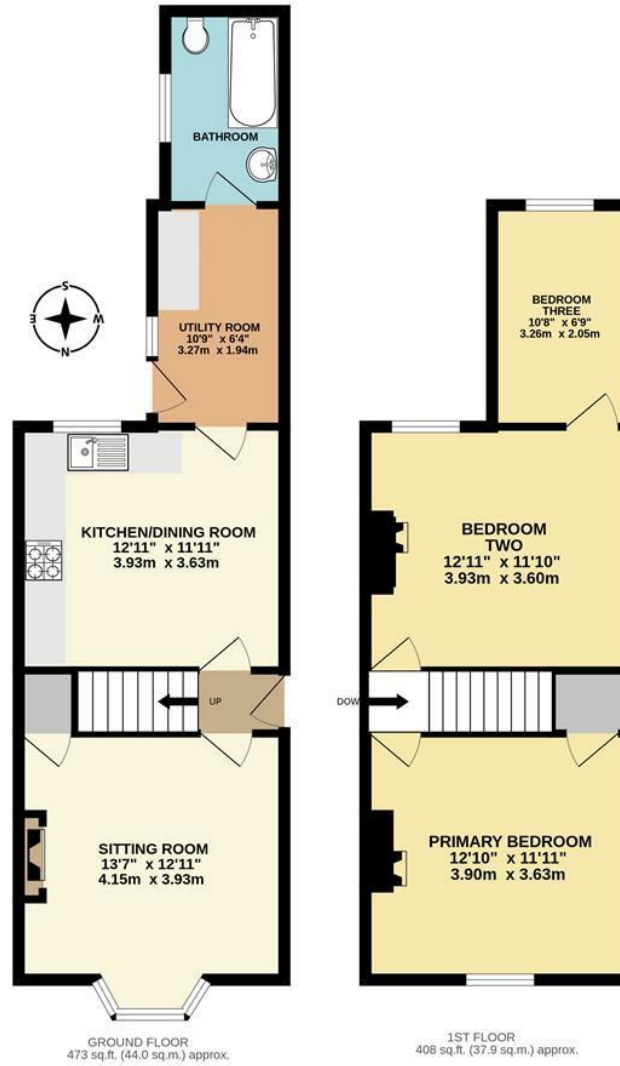
* Broadband: Fixed wireless could achieve speeds of Ultrafast 10000mbps

* Mobile: No issues with phone signal or coverage - EE, THREE, VODAFONE, 02 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

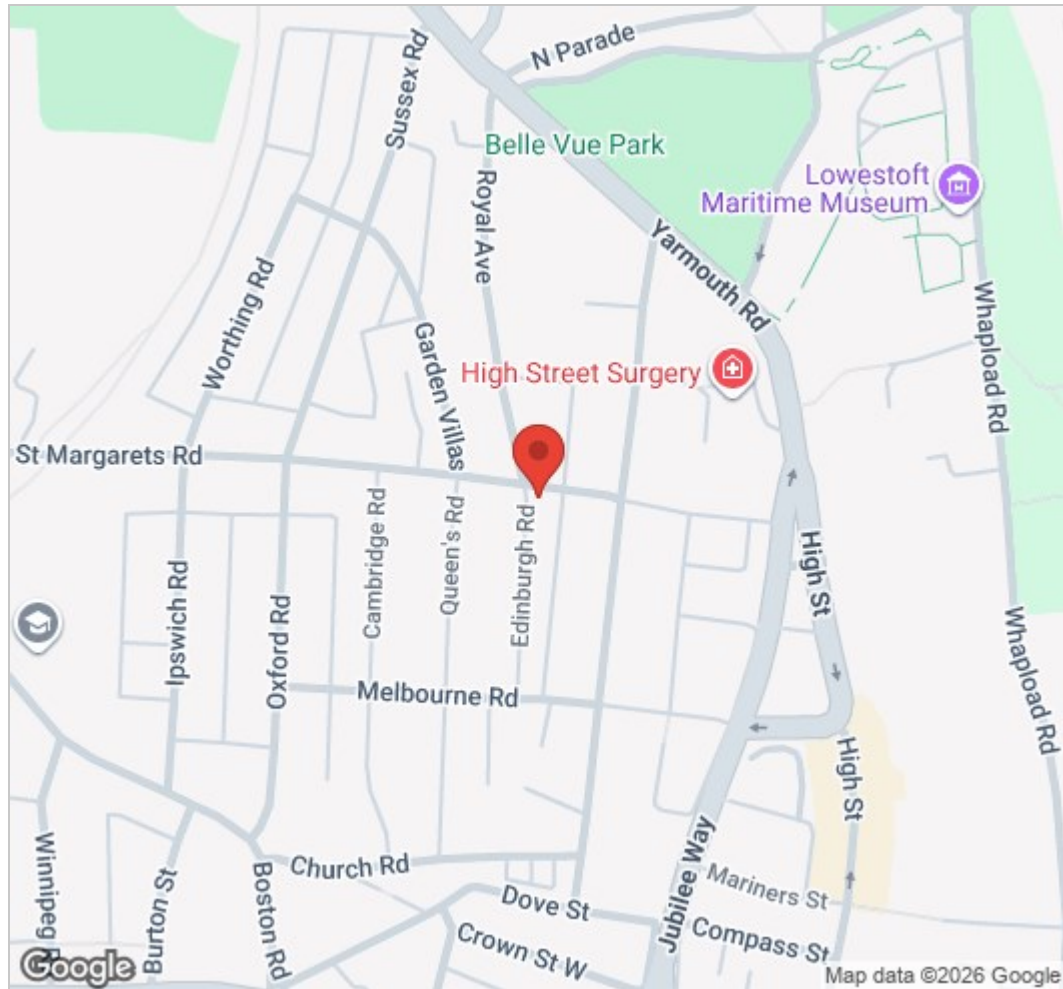


TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

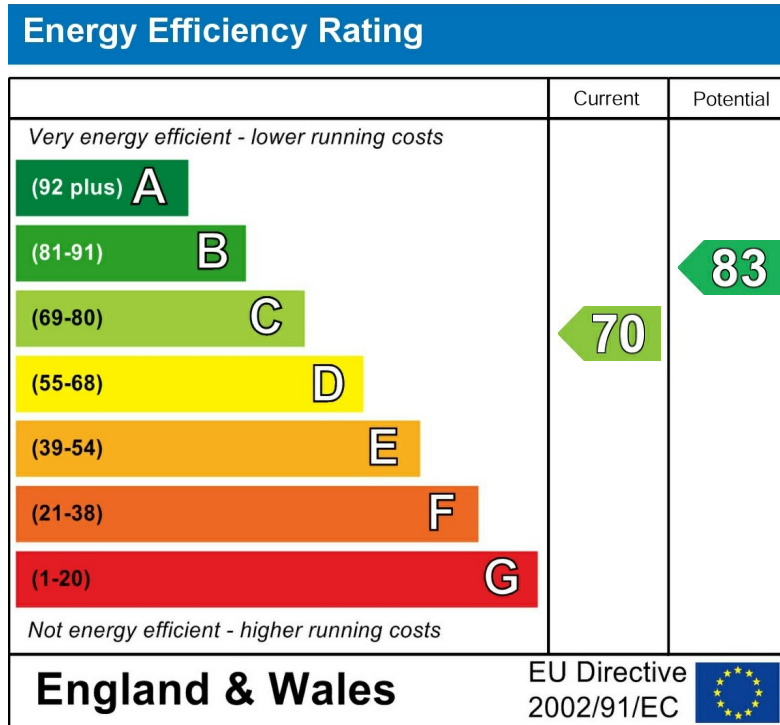
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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