



## 101 Victoria Road, Lowestoft - NR33 9LW

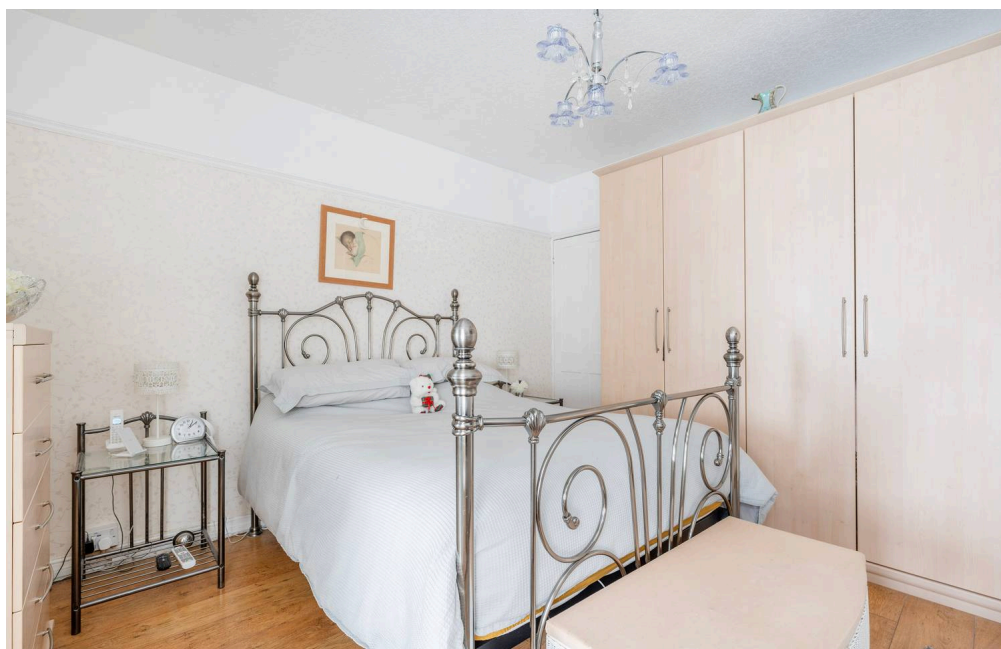
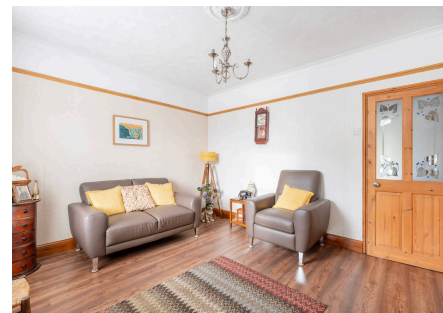
£180,000 Freehold

This 2-bedroom end-of-terrace house is in a convenient location, close to local amenities, making it ideal for first-time buyers or small families. The property offers a spacious layout, with well-appointed rooms and thoughtful features throughout. From the cosy lounge to the extended kitchen, every space is designed for modern living. With its enclosed rear garden, off-road parking, and proximity to essential services, this property presents an excellent opportunity for those seeking a welcoming and functional home.



## Location

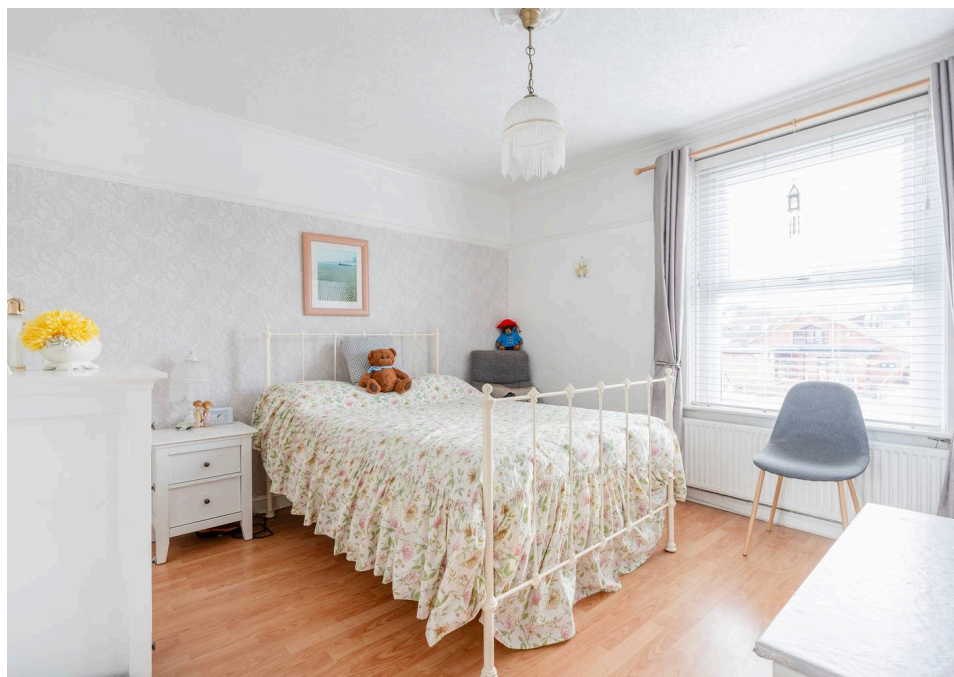
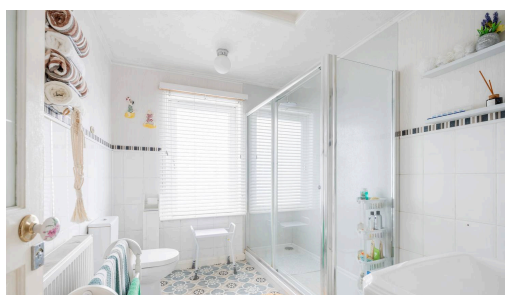
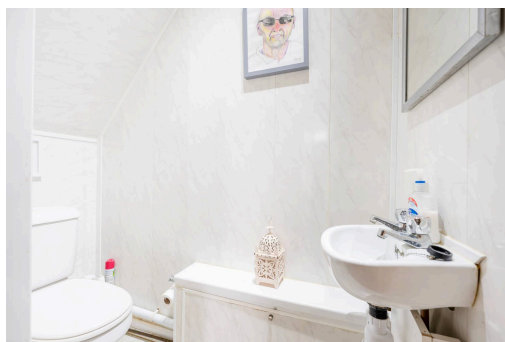
Victoria Road is a well-connected residential area close to local amenities, schools, and transport links. The Oulton Broad South railway station is just a short walk away, providing convenient access to surrounding areas. Families benefit from nearby educational facilities, including Dell Primary School and East Point Academy, both within a mile. For healthcare needs, Victoria Road Surgery is located less than 300 yards away. The area is also equipped with superfast broadband, ensuring reliable connectivity. With its proximity to essential services and a welcoming community, Victoria Road offers a practical and comfortable place to live.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Tax Council Band-A





## Victoria Road, Lowestoft

Upon entering through the front porch, you are greeted by a warm and inviting lounge area that leads seamlessly into the dining room. The dining room features a convenient WC and a stunning featured log burner, adding a touch of charm and character to the space.

Continuing through, the elongated and extended kitchen provides ample built-in cupboards and counter space, creating a functional area for meal preparation and dining. The kitchen benefits from a skylight and double doors that open up to the enclosed rear garden, allowing for natural light to flood the room.

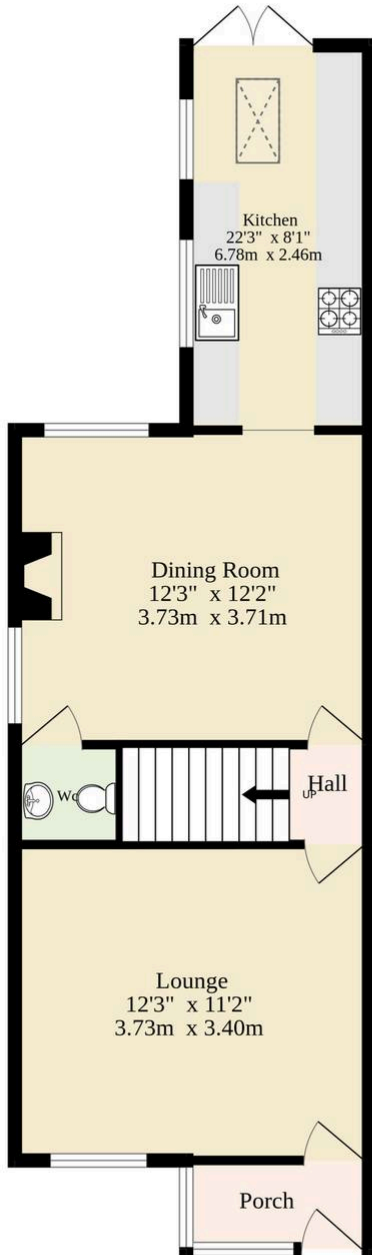
Making your way to the first floor, you will find two generous double bedrooms that offer comfortable accommodation. The first bedroom boasts spacious dimensions, perfect for relaxation. The second bedroom is equipped with built-in cupboards and provides access to the bathroom, complete with a shower and modern amenities.

This property features double-glazing windows and radiator heating throughout, ensuring a cosy and energy-efficient living environment.

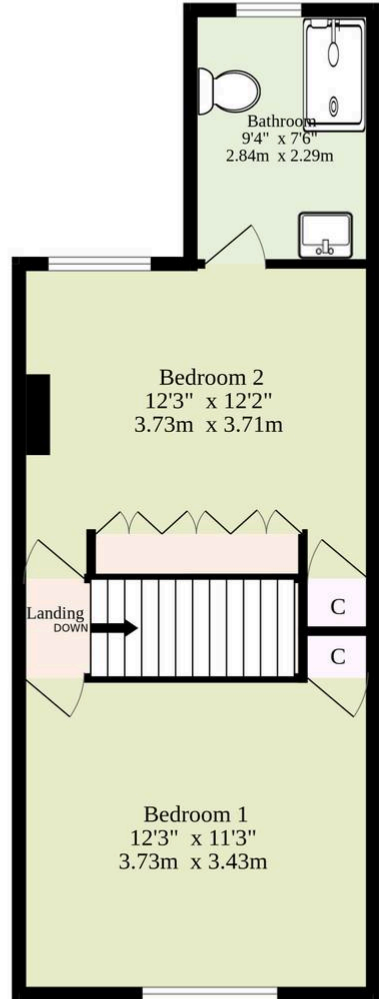
Outside, the property features an enclosed rear garden with a practical storage shed for added convenience. The property also has a front garden. Off-road parking is available at the rear, providing secure parking facilities for residents and guests.



Ground Floor  
504 sq.ft. (46.8 sq.m.) approx.



1st Floor  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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