



## 15 Albany Road, Lowestoft

£120,000 Freehold

With no onward chain, this well-presented three-bedroom mid-terraced house is situated in a sought-after location. It is close to local amenities and transport links, making it an excellent opportunity for first-time buyers or investors. The property features two reception rooms, a well-equipped kitchen, a rear courtyard garden, and on-road parking.

## Location

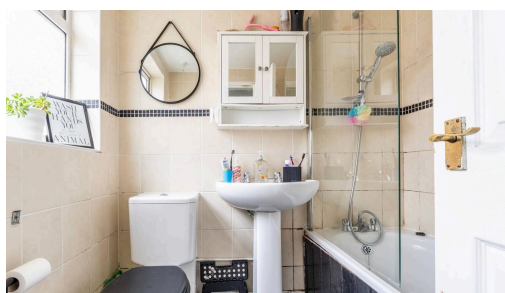
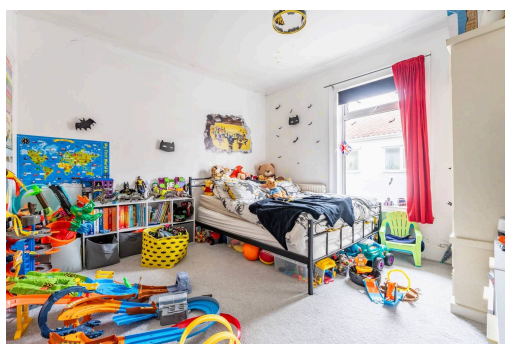
Albany Road is situated in Lowestoft, Suffolk, within the Harbour & Normanston ward. This residential area is approximately 1 kilometre from Lowestoft railway station, providing convenient access to regional and national rail services. The property is also within walking distance of local amenities, including shops, schools, and parks, enhancing its appeal to families and commuters. The surrounding neighbourhood features a mix of residential properties, contributing to a vibrant community atmosphere. The proximity to the coast offers opportunities for leisure activities, with the beach and seafront just a short distance away. Overall, Albany Road benefits from a well-connected and community-oriented location in Lowestoft.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A



## Albany Road, Lowestoft

Upon entering, you are greeted by a spacious lounge featuring a fireplace, a large front-facing window allowing natural light to flood the room and tiled flooring. The lounge offers a comfortable and inviting atmosphere, seamlessly flowing into the hallway, which is home to the stairs leading to the first floor. From the hallway, you step into a versatile dining room, offering ample space for dining or as an additional living area. For added storage, there is also an under-stairs cupboard, providing a handy space for extra items.

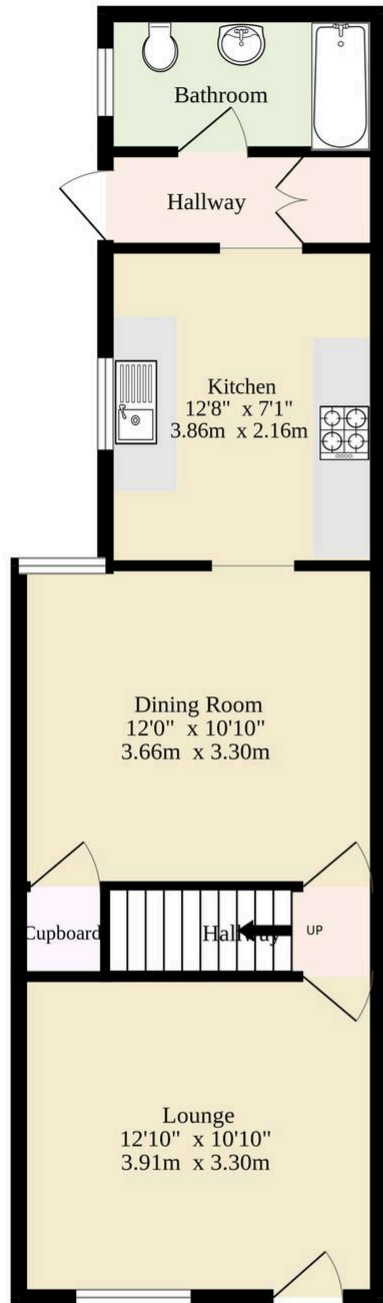
The dining room connects to the well-equipped kitchen through an opening, creating an open, airy feel. The kitchen is fitted with plenty of built-in wall and base units, offering generous storage space for all your cooking essentials. The practical layout includes ample countertop space, ideal for meal preparation, while dedicated spaces for appliances make the kitchen both functional and convenient. Completing the ground floor accommodation is a family bathroom located at the rear of the property, accessed through a rear lobby. The bathroom features a bathtub with an overhead shower, and a half-glass panel, and is tiled throughout for easy maintenance.

On the first floor, you will find three well-sized bedrooms offering comfortable accommodation. The first double bedroom is located at the front of the property and benefits from a front-facing window. The bedroom also features a built-in wardrobe, while all bedrooms are finished with carpeted floors for added comfort. The second double bedroom and the third smaller bedroom are located at the rear, both offering pleasant rear views. The third smaller bedroom is a versatile space, ideal for use as a home office or study.

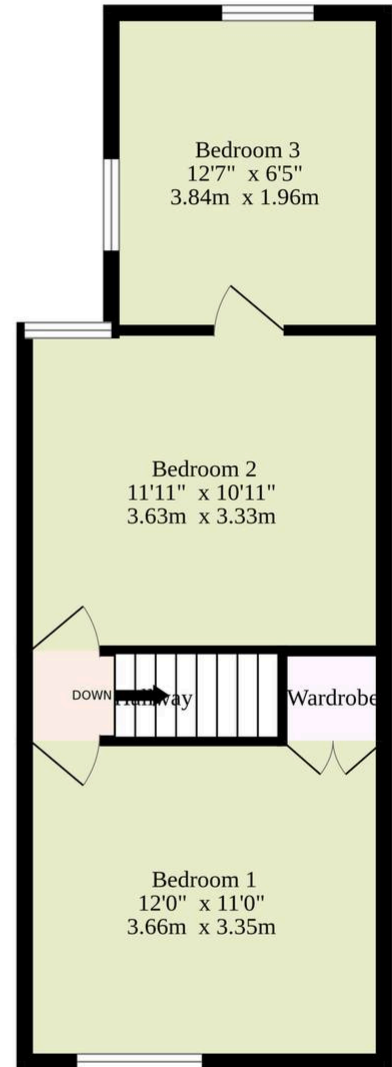
Externally, the property features a rear enclosed courtyard garden with a storage shed, offering a private outdoor space ideal for relaxation or entertaining. A concrete patio area provides ample room for a table and chairs, enhancing the outdoor living experience. There is also side access through an archway leading to the rear garden. To the front, there is on-road parking for added convenience and easy accessibility.



Ground Floor  
334 sq.ft. (31.0 sq.m.) approx.



1st Floor  
327 sq.ft. (30.4 sq.m.) approx.



Sqft Excluding Hallways And Bathroom

TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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