



23 Weston Road, Lowestoft

In Excess of £200,000



# 23 Weston Road

## Lowestoft

Welcome to this wonderful mid-terrace home, ideally suited for both first-time buyers and growing families alike. Located in the seaside town of Lowestoft, in close proximity to all local amenities and natural surroundings. Its accommodation consists of a living/dining room, kitchen, three bedrooms and bathroom. Externally you will find a communal car park and enclosed rear garden.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.

### AGENTS NOTES

We understand that your property is freehold. Connected to mains electricity, water, gas and drainage.

Heating system - Gas central heating

Council Tax Band: A







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Lowestoft

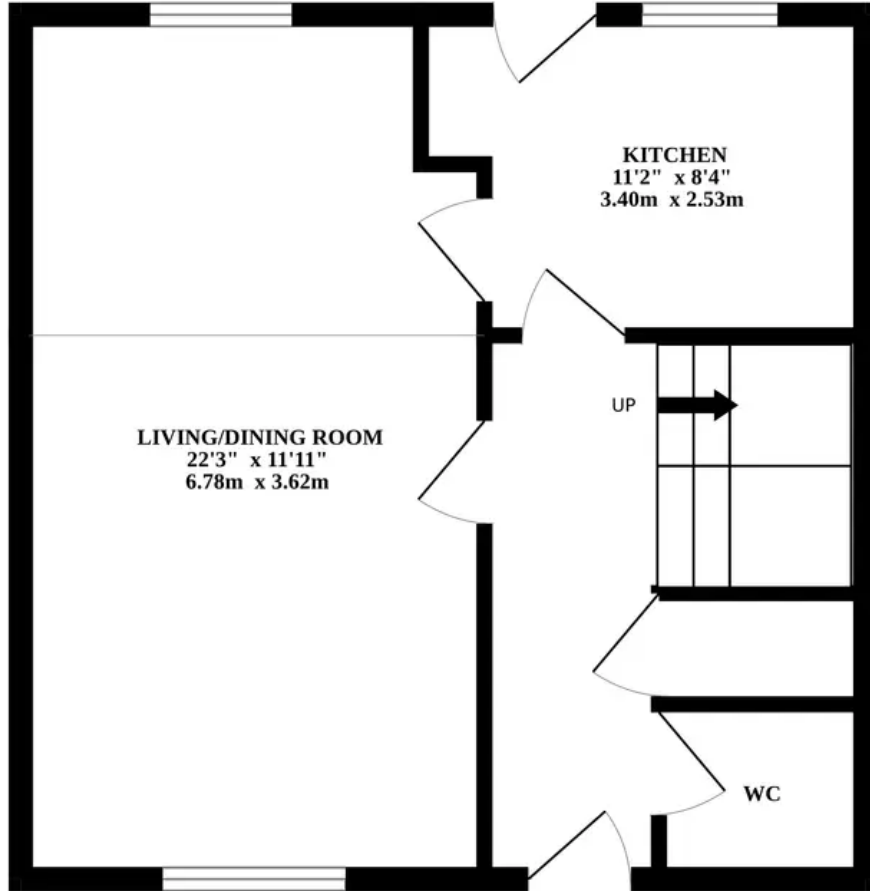
Step inside where you are instantly greeted by a welcoming entrance hall, complimented by a convenient WC and storage cupboard. The kitchen is well-equipped with fitted units and appliances to enhance your cooking experience. Offering ample amount of storage space and designated areas for your laundry goods. The open plan living area ensures effortless interaction when hosting and the busy family lifestyle, suitable for your comfortable furniture and decorative items.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and privacy. The third bedroom can be versatile with potential to be an office, dressing room or spare bedroom. The bathroom comprises of a three piece suite, accommodating all family members and guests.

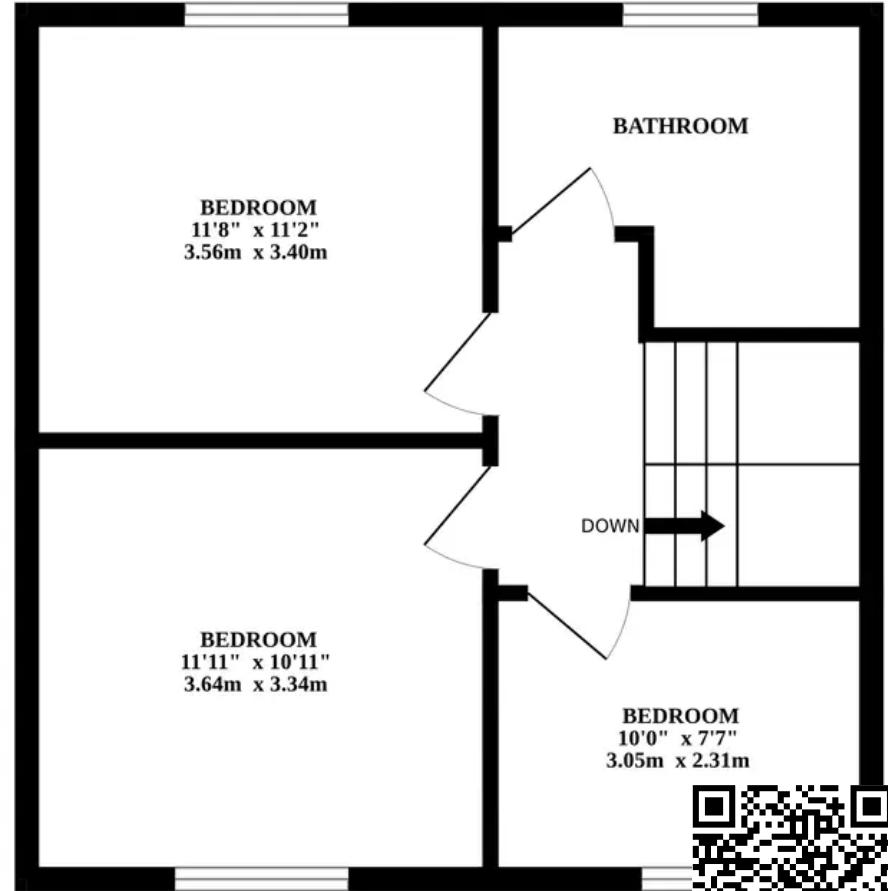
Towards the rear is a maintained garden, mainly consisting of a laid to lawn and patio area, suitable for your outdoor furniture. The outbuilding and wooden shed is ideal for storing your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion. A communal car park is located at the rear, providing off-road parking for its occupants.



GROUND FLOOR



1ST FLOOR



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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