



## 97 Beccles Road, Lowestoft

£180,000 Freehold

Nestled in the desirable locale of South Oulton Broad, this charming three-bedroom end-of-terrace house is a rare find in today's market. An attractive prospect for first-time buyers and astute investors alike, this well-appointed property offers a wealth of opportunities and convenience. This home is a delightful combination of comfort, functionality, and location.

## Location

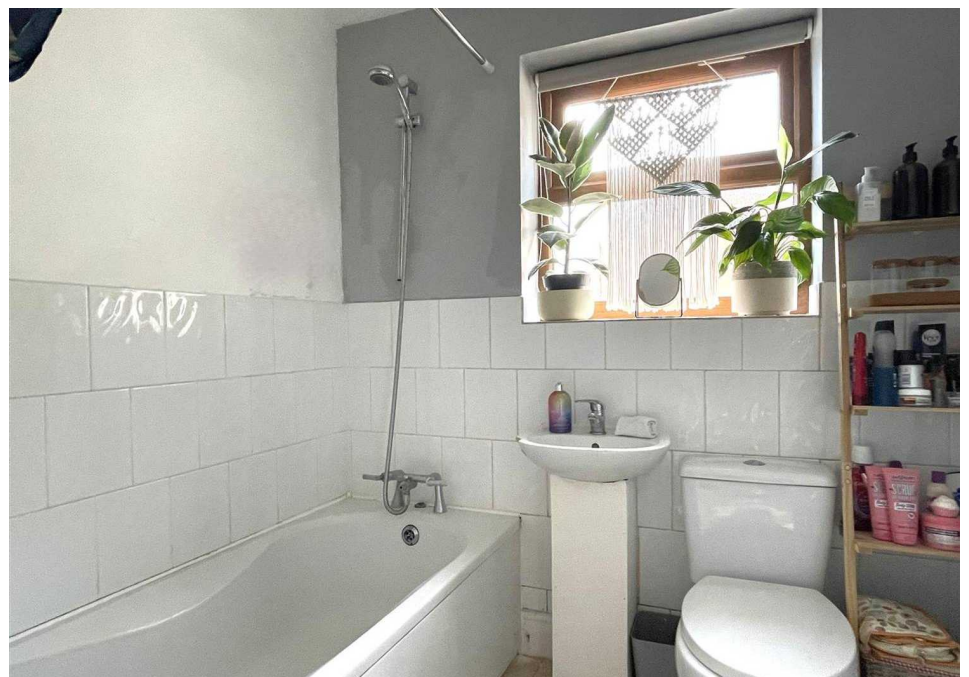
Situated in the charming coastal town of Lowestoft, Beccles Road offers a perfect blend of convenience and serene living. This property is ideally located, just minutes from the stunning sandy beaches and vibrant seafront that Lowestoft is known for. With local amenities such as shops, cafes, and restaurants within walking distance, everyday conveniences are right at your doorstep. The property is well-connected by public transport, making it easy to explore nearby attractions, including Oulton Broad, a popular spot for water sports and scenic walks. The area boasts reputable schools, parks, and community facilities, making it an ideal choice for families, couples, or anyone looking to enjoy the relaxed coastal lifestyle. Enjoy the best of both worlds—peaceful residential surroundings with easy access to the hustle and bustle of town life.



## Agents Notes

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

Tax Council Band - A



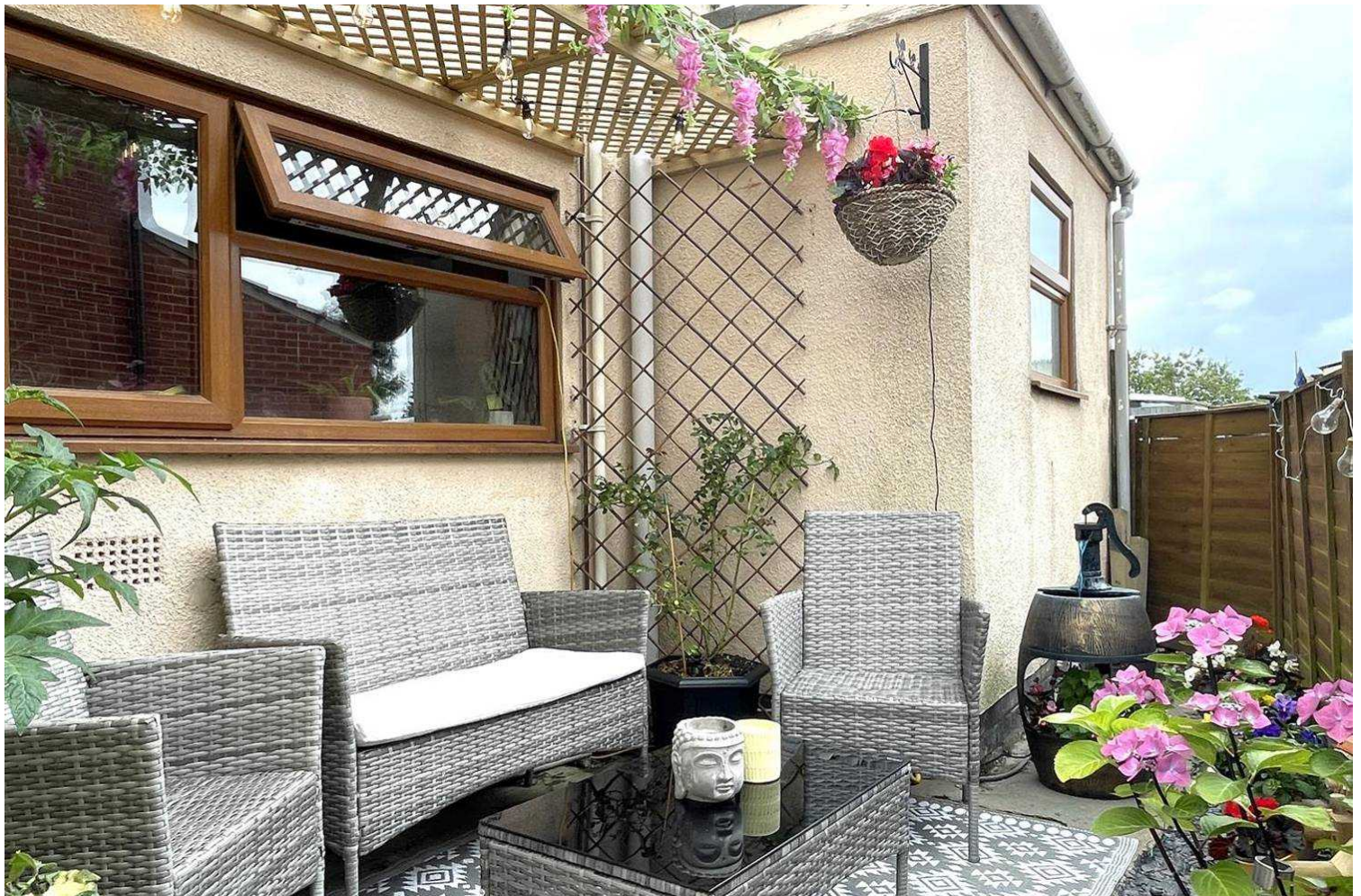
## Beccles Road

Boasting a traditional yet versatile layout, the ground floor encompasses two generously sized reception rooms, a well-appointed kitchen, a convenient rear lobby, and a modern bathroom, offering a seamless blend of functionality and comfort for every-day living. The kitchen is equipped with a range of wall and base units, complemented by integrated appliances such as a double wall oven with an electric hob and extractor fan, providing a suitable space for culinary enthusiasts to explore their creativity. The bathroom features a pristine white suite comprising a pedestal sink, WC, and a relaxing bath-tub, creating a serene retreat for unwinding after a long day.

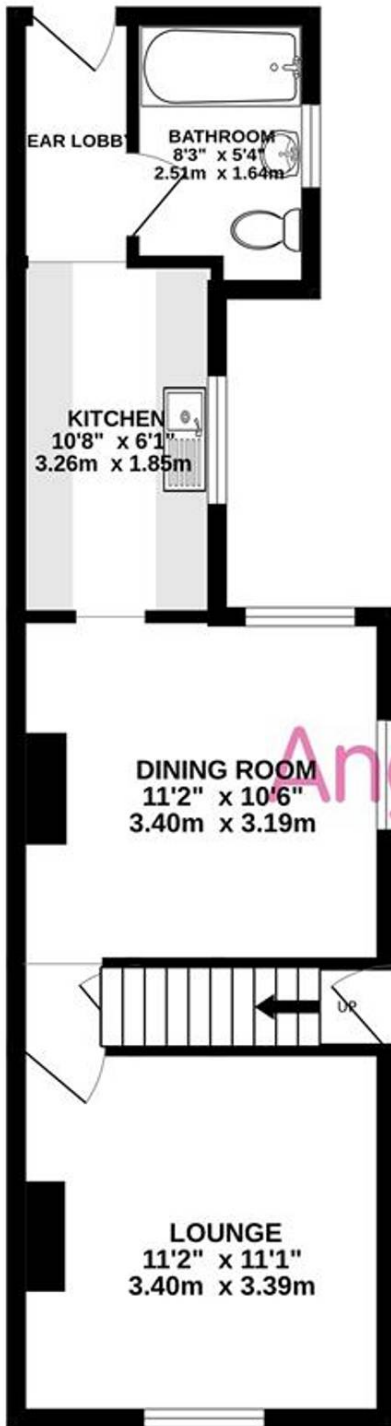
Ascending to the first floor, you will find two inviting bedrooms, with access to a versatile third bedroom through the second bedroom, offering the flexibility to utilise the space as an office or storage area based on your individual needs.

Externally, the property impresses with an extensive rear garden, providing a serene outdoor oasis for relaxation and entertaining. The frontage is laid to lawn and offers off-road parking for 2-3 vehicles, along with a convenient paved courtyard area. A brick-built, oversized drive-thru garage with double vehicular doors to the front and an up-and-over door to the rear, completes the ensemble, featuring lighting, power points, and a personnel door for added convenience.

Conveniently located close to the beach and seafront, as well as within walking distance to a host of local amenities, this home combines the allure of coastal living with every-day practicality.



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



BECCLES ROAD, SOUTH OULTON BROAD, LOWESTOFT

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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