



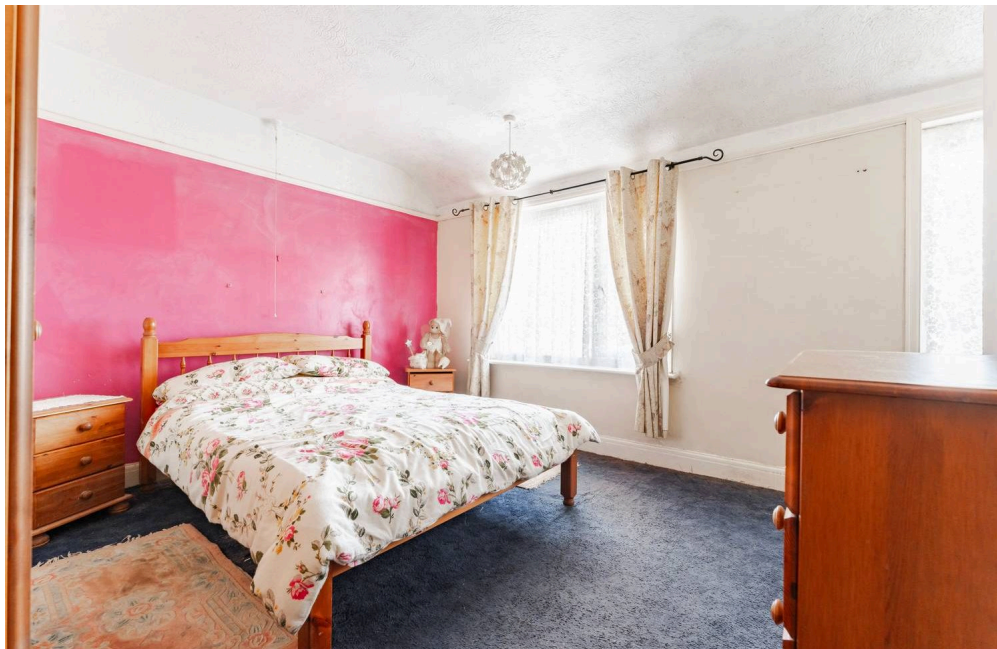
13 Edgerton Road, Lowestoft

OIRO £150,000 Freehold

Boasting a sizeable plot and a long rear garden, this property offers ample potential for transformation and customisation to suit individual tastes. Situated in a desirable location with excellent proximity to local schools, amenities, and good transport links, this 2-bedroom terraced house presents a prime opportunity for first-time buyers looking to create their dream home or savvy investors seeking a lucrative buy-to-let venture.

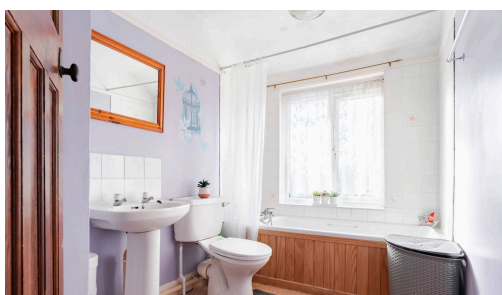
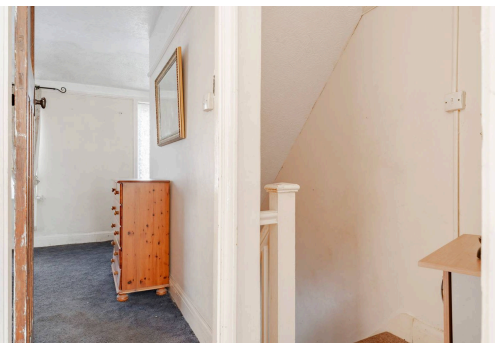
Location

Nestled in a sought-after residential area of Lowestoft, Edgerton Road offers a perfect balance of convenience and coastal charm. Situated just a short distance from the sandy shores of Pakefield Beach, this location provides easy access to scenic walks and stunning sea views. The property benefits from excellent local amenities, including shops, cafes, and well-regarded schools, making it ideal for families. With great transport links to the town centre and beyond, as well as close proximity to parks and leisure facilities, this is a fantastic spot for those looking to enjoy both a relaxed and well-connected lifestyle.



Edgerton Road

As you step into the property's inviting hallway, a sense of warmth emanates from the gas fireplace in the living room, providing a cosy ambience during the chilly winter months. The ground floor flows seamlessly from the living room with its tiled and wood surround fireplace, to the dining room, and onwards to the kitchen.



A third reception room at the rear of the property opens up to the expansive garden through double doors, offering a versatile space for relaxation or entertainment, complete with a coal effect gas fire in a wood and tile surround.

Ascending the stairs to the first floor, the property reveals two generously sized double bedrooms, providing comfortable accommodations for residents or guests. The family bathroom is conveniently located to serve both bedrooms, ensuring practicality and convenience for daily routines.

Externally, the property presents a small gravel area with a pathway at the front, while the rear features a decking area leading to a lawn and a shed. Additional rear access provides the potential for parking or the construction of a garage, subject to standard planning and building regulations, enhancing the property's appeal further.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

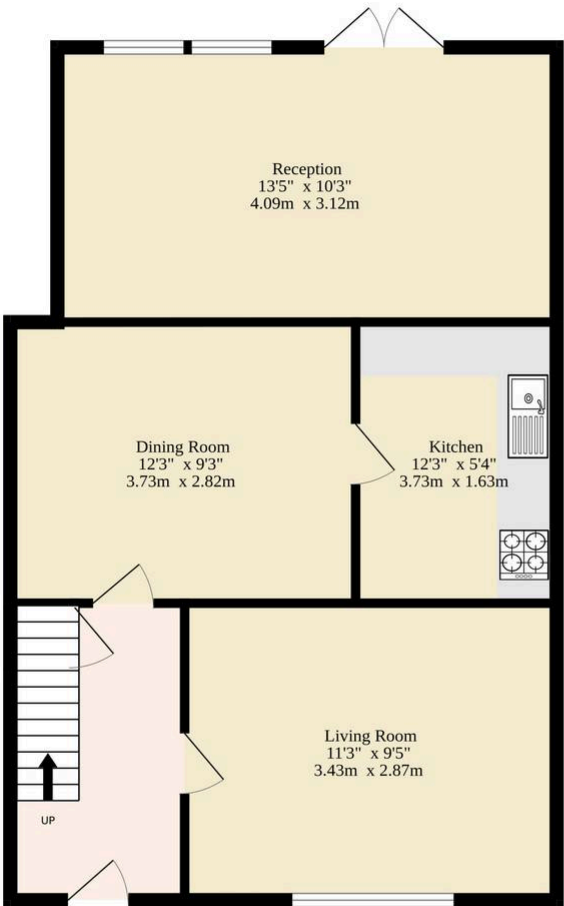
Tenure: Freehold

EPC Energy Efficiency Rating: F

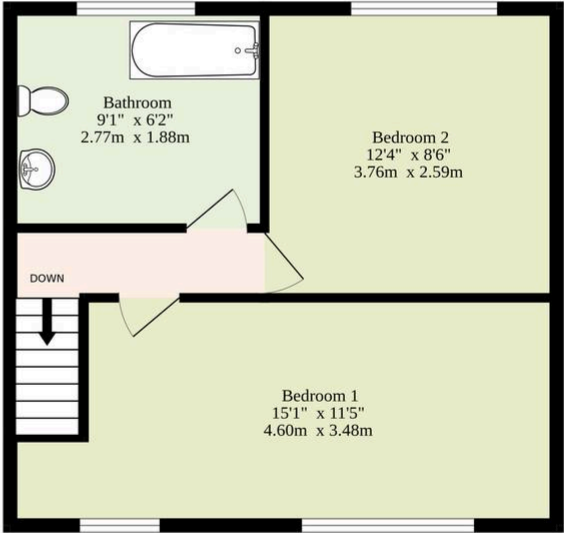
EPC Environmental Impact Rating: F



Ground Floor
487 sq.ft. (45.2 sq.m.) approx.



1st Floor
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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