



## 28 St. Margarets Road, Lowestoft

Offers in Region of £150,000

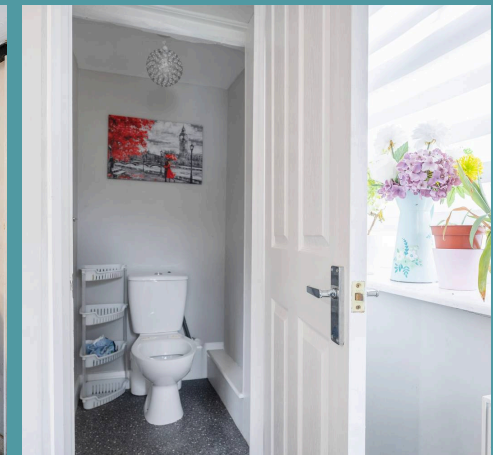
# 28 St. Margarets Road

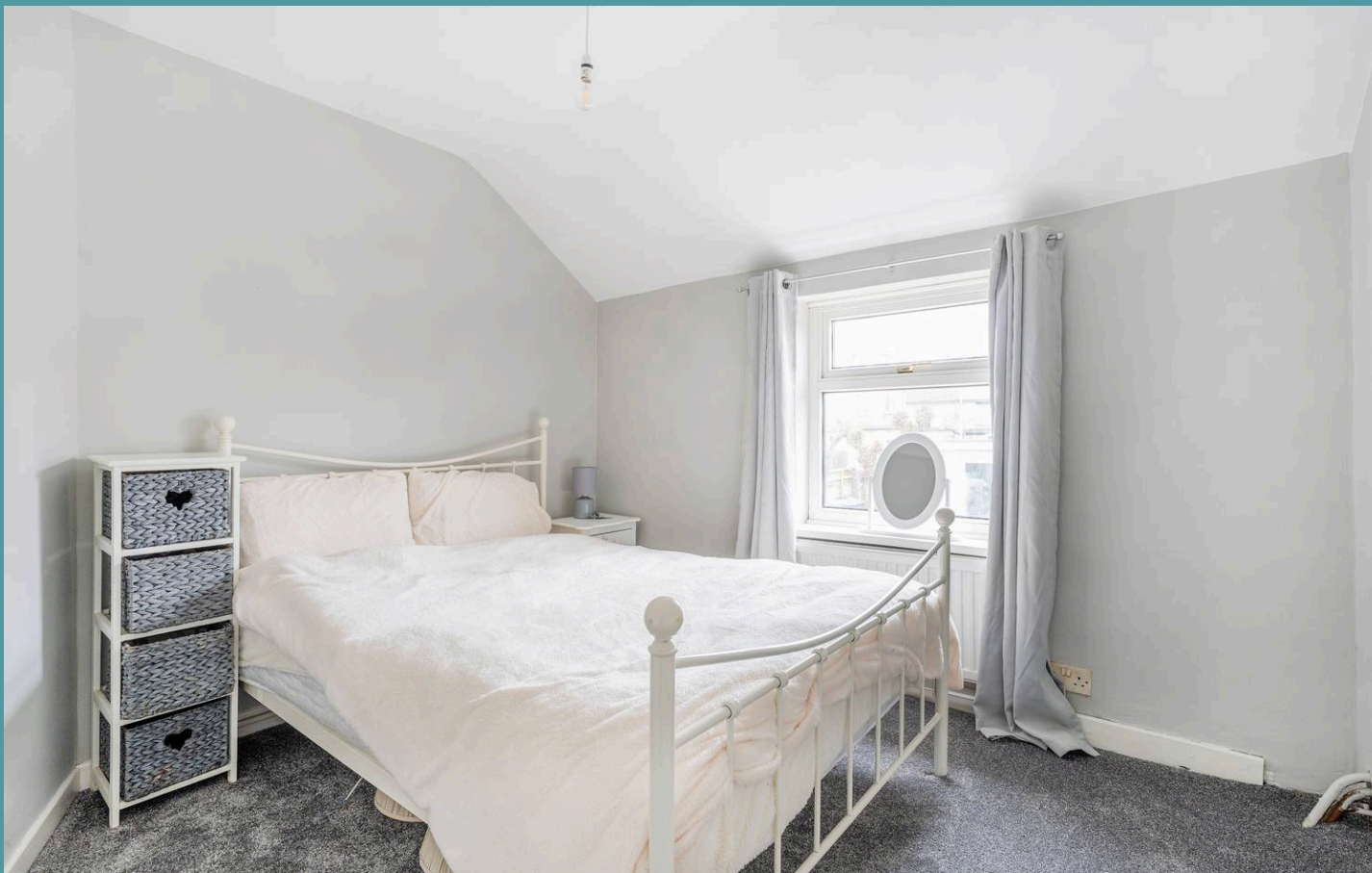
## Lowestoft

Perfect first home or investment purchase in the coastal town of Lowestoft, with a chain free status. Its convenient location ensures you are within close proximity to the town centre and Lowestoft's award winning beach. Highlights include open-plan living spaces, three bedrooms off the landing and a low maintenance garden that is fully enclosed. Don't miss the chance to acquire this home and experience all it has to offer.

### 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.





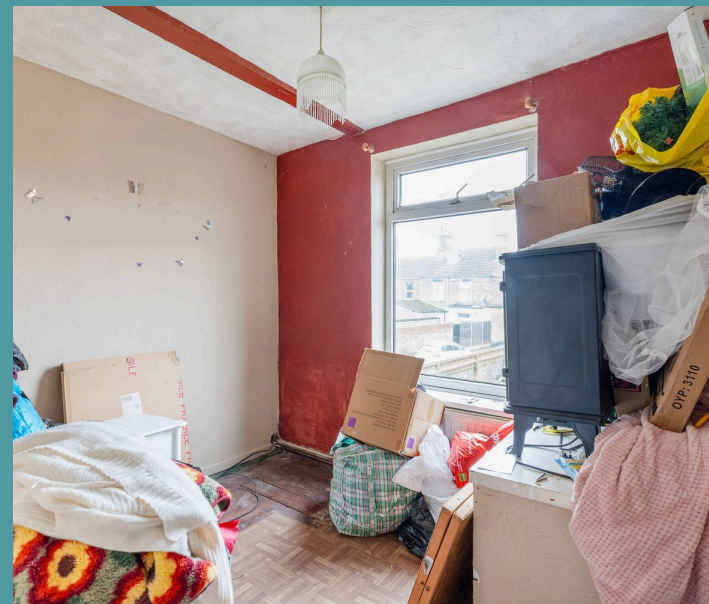
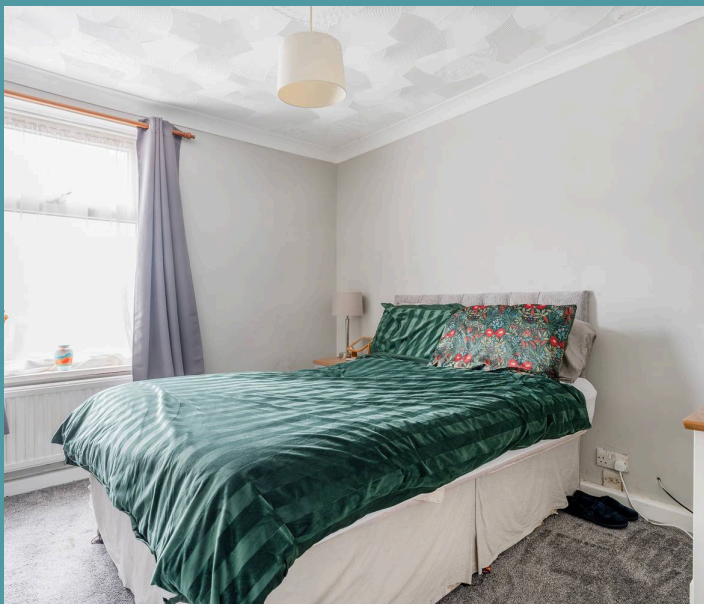
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Upon stepping inside, you are greeted by a spacious sitting room that exudes warmth and character, accentuated by a charming brick-built fireplace that creates a cosy focal point within the room. This inviting space is perfect for relaxation or entertaining loved ones. Continuing through the property, you'll find a kitchen/dining room fitted with base units for storing your cooking essentials. This space holds plenty of potential to design a kitchen to your own preferences and style. Completing the ground floor is a convenient WC.

The accommodation comprises three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bathroom comprises of a two piece suite, alongside a separate WC, accommodating all residents in the household.

Outside, the property features a low-maintenance garden that is fully enclosed, providing a private and secluded space for outdoor enjoyment. The garden offers the perfect spot for summer BBQs or simply relaxing in the afternoon sunshine. The addition of a brick shed is suitable for storing your garden equipment and tools. On-road parking is available, ensuring convenience for residents and visitors alike.





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Lowestoft

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

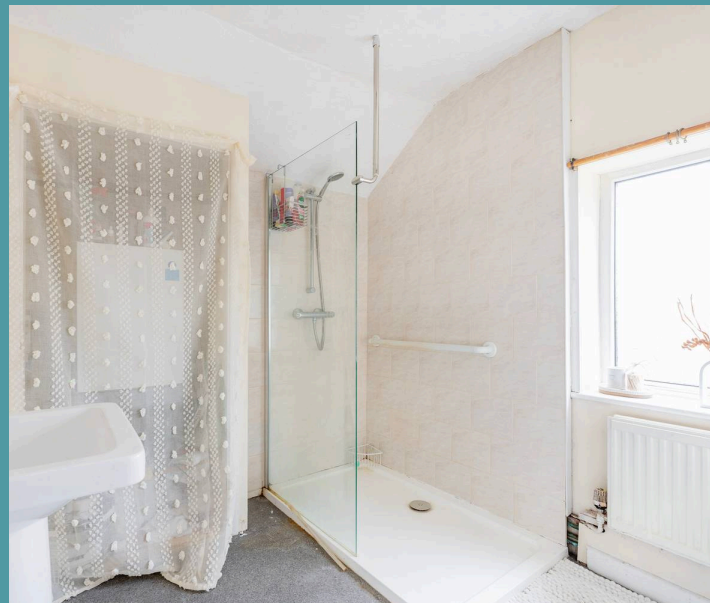
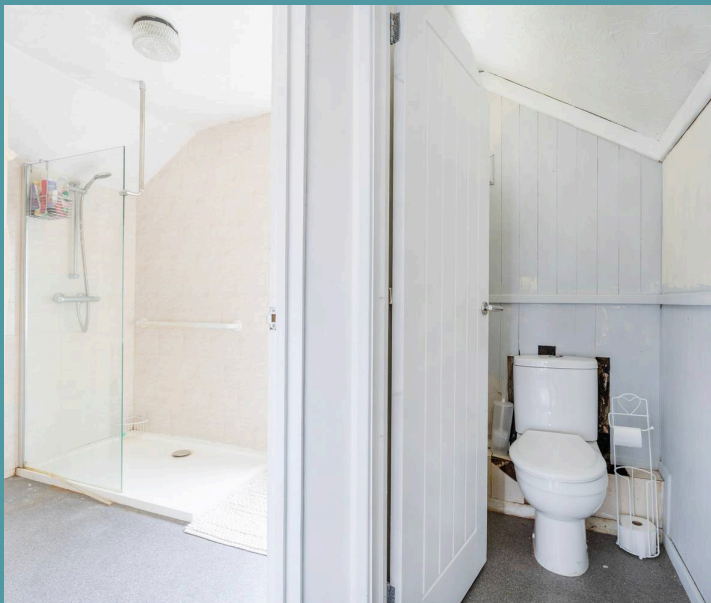
Heating system - Gas central heating.

Shared access to the side of the property.

The outbuilding is a listed building.

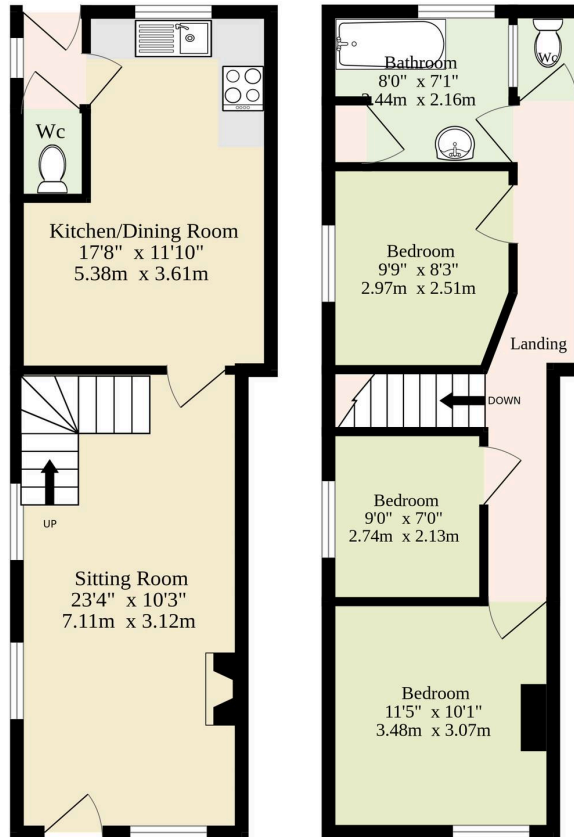
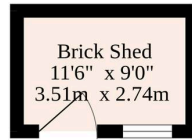
Council Tax Band: A

- Chain free
- End-terrace residence in the coastal town of Lowestoft
- Perfect first home or investment purchase
- Spacious sitting room accentuated by a brick-built fireplace
- Kitchen/dining room with the opportunity to make it your own
- Three bedrooms, a bathroom & two WC's
- Low maintenance garden that is fully enclosed for privacy, with a brick outbuilding
- On-road parking available
- Larger terrace on the road
- In close proximity to all local amenities and natural surroundings



Ground Floor  
580 sq.ft. (53.9 sq.m.) approx.

1st Floor  
409 sq.ft. (38.0 sq.m.) approx.



Sqft Includes The Brick Shed

TOTAL FLOOR AREA : 990sq.ft. (92.0 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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