



## 13 Trafalgar Street, Lowestoft

Offers in Region of £175,000



# 13 Trafalgar Street

## Lowestoft

This charming end-terrace residence presents an enticing opportunity as either a perfect first home or an investment purchase. With its appealing interior, functional layout, and proximity to local amenities, this residence is sure to attract those seeking a modern and convenient living space. Book your viewing today and discover the potential of this delightful property.

### 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.





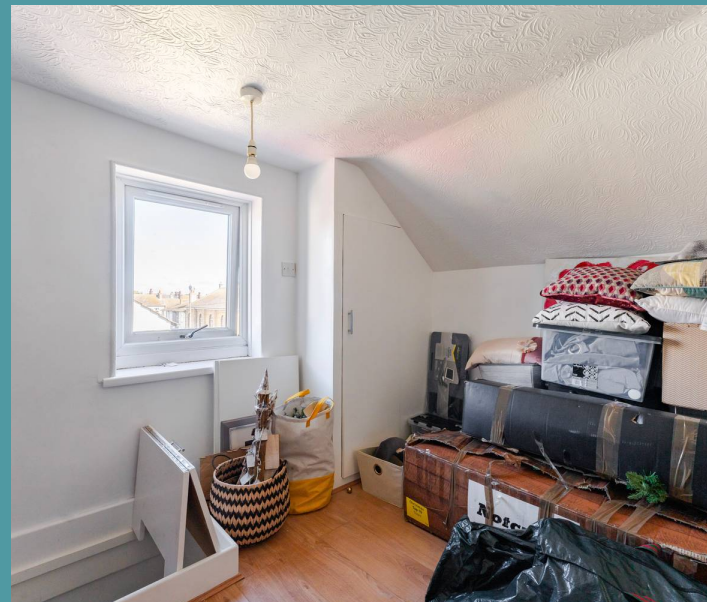


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Upon entry, you are greeted by a welcoming sitting room filled with natural light streaming through the windows, creating a warm and inviting ambiance. The open-plan kitchen/dining room is thoughtfully designed to maximise both space and functionality, providing a seamless flow for entertaining guests or enjoying family meals. It is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The first floor accommodates two double bedrooms, ensuring ample space for relaxation and rest. Additionally, a loft conversion offers versatile usage options, whether as a home office, guest accommodation, or storage. A well-appointed family bathroom completes the upper level, offering convenience and practicality for every-day living.



Externally, the property features a low maintenance garden that is fully enclosed, providing a private outdoor space perfect for enjoying al fresco dining or relaxing in the fresh air. On-road parking is readily available, ensuring easy access for residents and visitors alike.





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### AGENTS NOTES

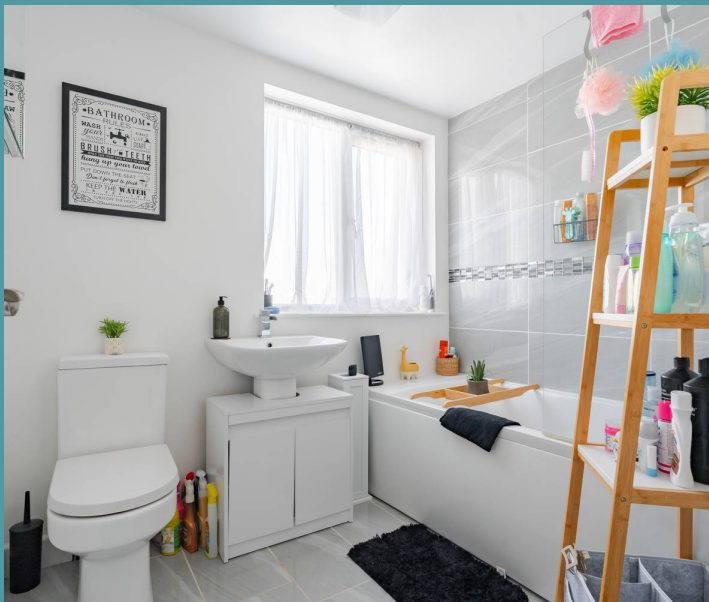
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: A

- END-TERRACE RESIDENCE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- BRIGHT AND AIRY INTERIOR
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- OPEN-PLAN KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, LOFT CONVERSION & A FAMILY BATHROOM
- LOW MAINTENANCE GARDEN - FULLY ENCLOSED FOR PRIVACY
- ON-ROAD PARKING AVAILABLE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

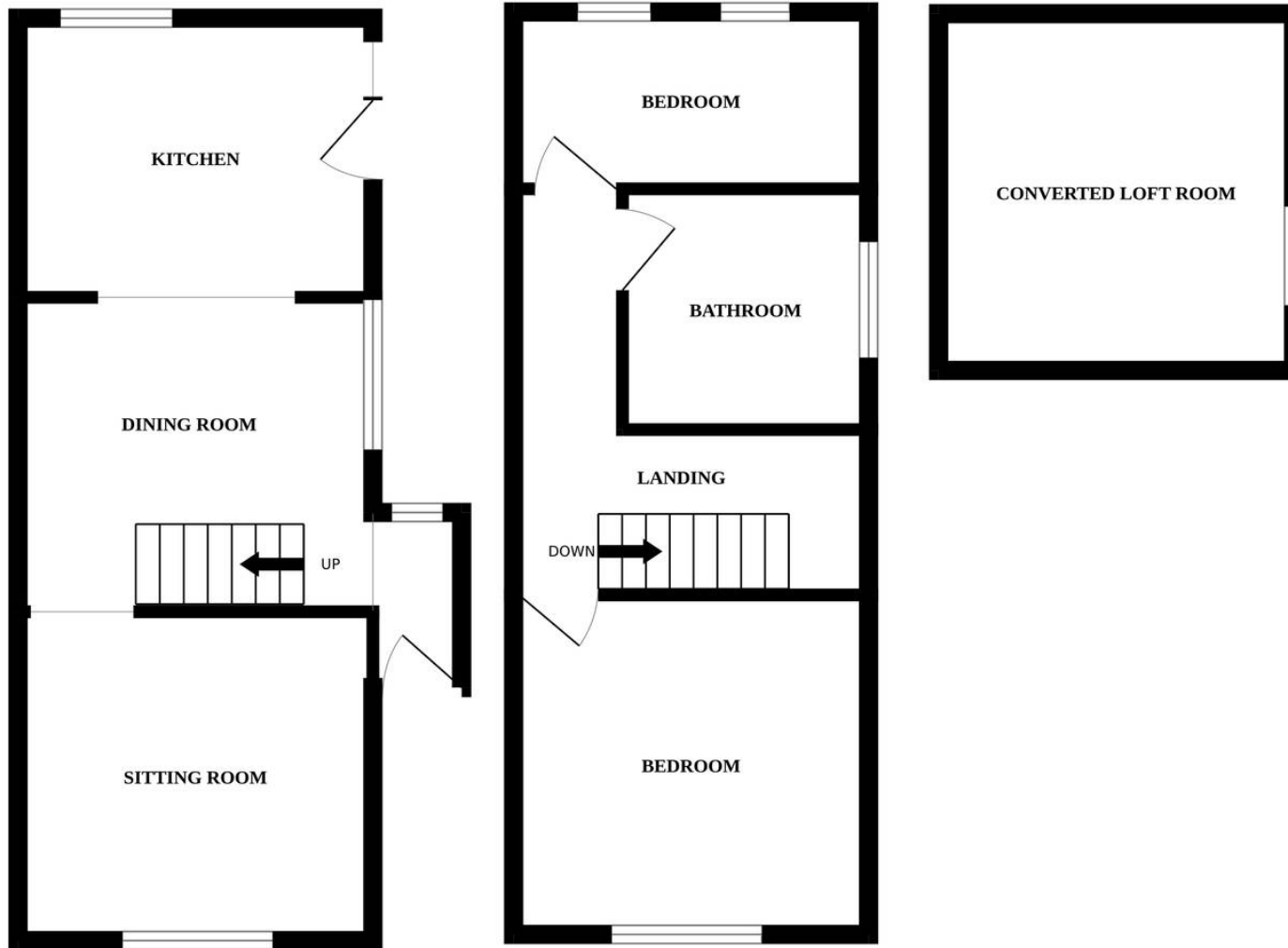




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TRAFALGAR STREET



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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