



211 St. Margarets Road  
, Lowestoft, NR32 4HN  
£170,000

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**211 St. Margarets Road,  
Lowestoft, Suffolk, NR32 4HN**

Mid terrace house in North Lowestoft, within walking distance of local schools, amenities and Lowestoft North beach and offered with no onward chain. The property features three bedrooms off landing, a ground floor bathroom, upstairs WC, separate sitting room, separate dining room, kitchen, useful utility space and to the rear is a good size south facing garden.

**SITTING ROOM**

uPVC bay window to front, wooden mantle with opening and radiator.

**DINING ROOM**

uPVC double window to rear aspect, serving hatch and radiator.

**KITCHEN**

uPVC window to side aspect, work top space, cupboards and drawers under, cupboards above, Worcester boiler to wall and under stairs storage cupboard.

**UTILITY**

uPVC double glaze window to side, uPVC double glaze door to rear garden, matching worktop space, built in storage cupboard, radiator and loft hatch.

**BATHROOM**

uPVC double glaze frosted window to side aspect, hand wash basin, bath with shower above, extractor fan and radiator.





**WC**

uPVC double glaze frosted window to side aspect and low level WC.

**LANDING**

Stairs and loft hatch.

**PRIMARY BEDROOM**

uPVC double glaze windows to front aspect and radiator.

**BEDROOM 2**

uPVC double glaze window to rear aspect and radiator.

**BEDROOM 3**

uPVC double glaze window to rear aspect and radiator.

**WC**

uPVC double glaze frosted window to side aspect , low level WC and hand wash basin.

**OUTSIDE**

To the front, path to front door, stone and patio garden , fully enclosed with brick wall and gate. To the rear, fully enclosed, partial patio, shingle, decking and lawn garden with shed and rear access gate.

**TENURE**

Freehold

**COUNCIL TAX BAND**

B



## **MATERIAL INFO**

We assume the property has:  
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP - 2000mbps

\* Mobile: Good outdoor and in home 02, THREE, VODAFONE, EE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## **NOTE:**

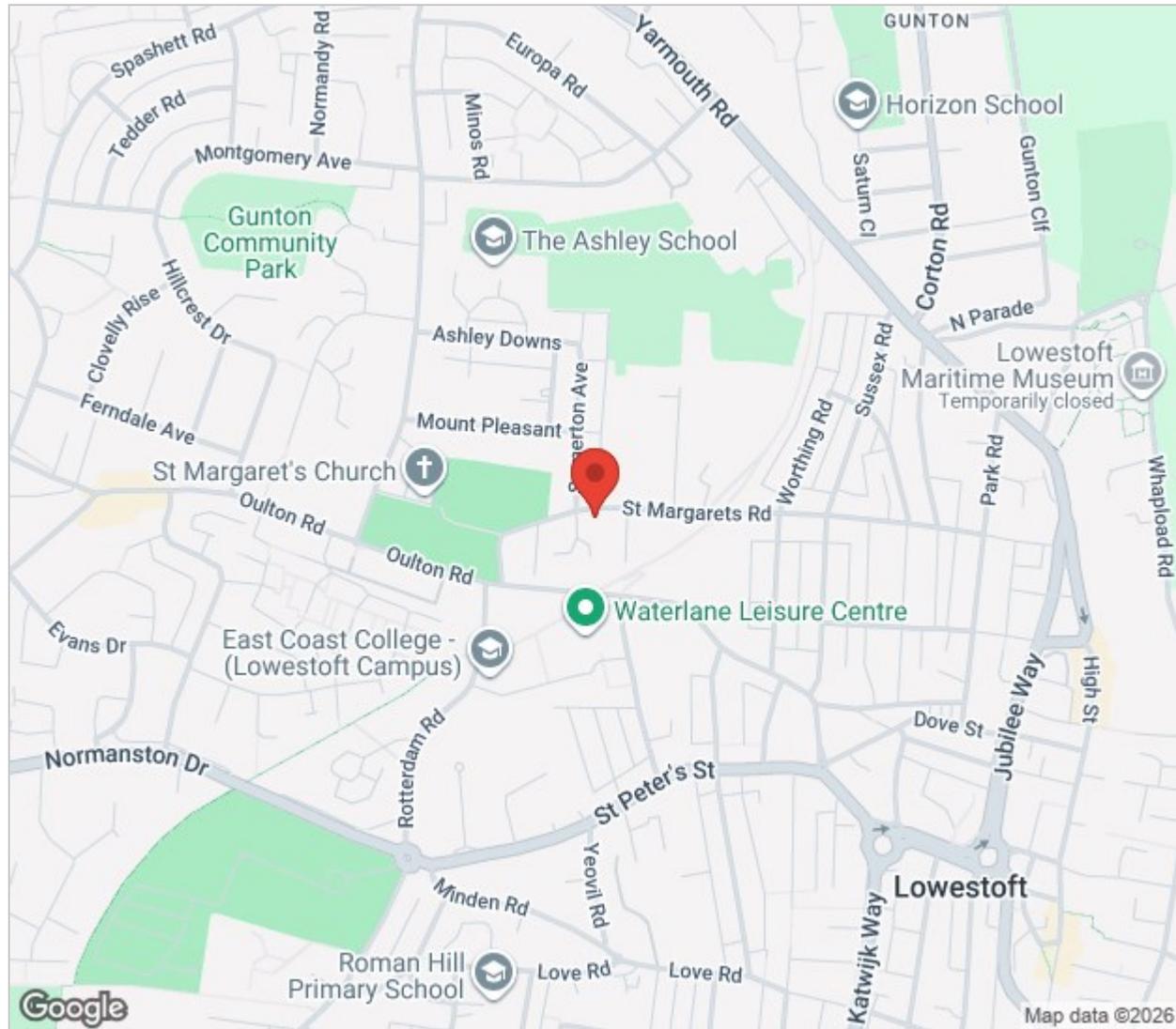
The vendor advises there is an allocated car parking bay accessed down Church Green.



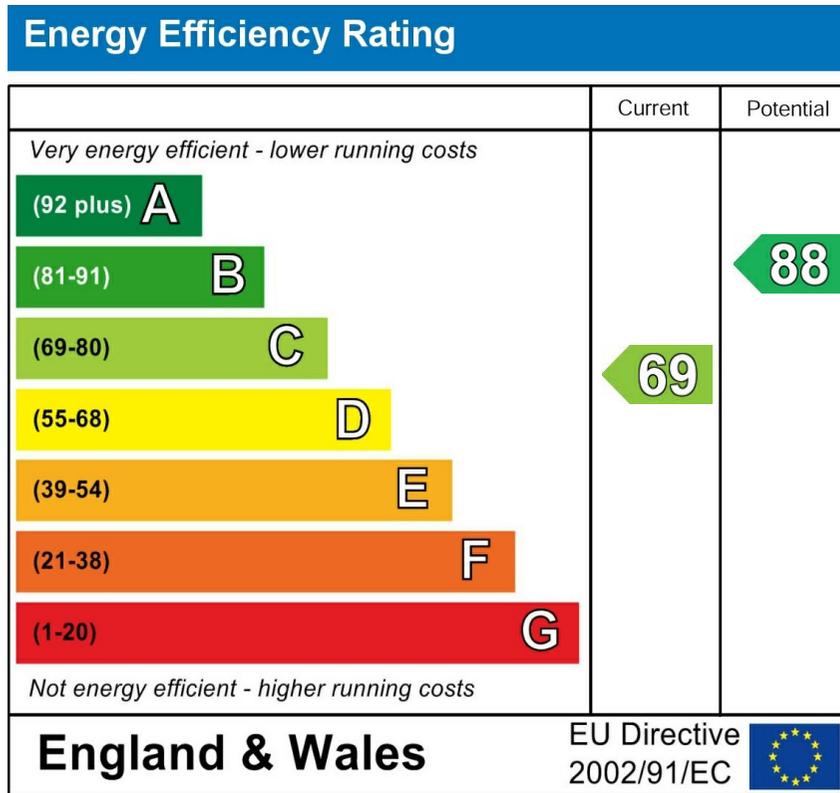
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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