



275 Victoria Road, Lowestoft

In Excess of £230,000

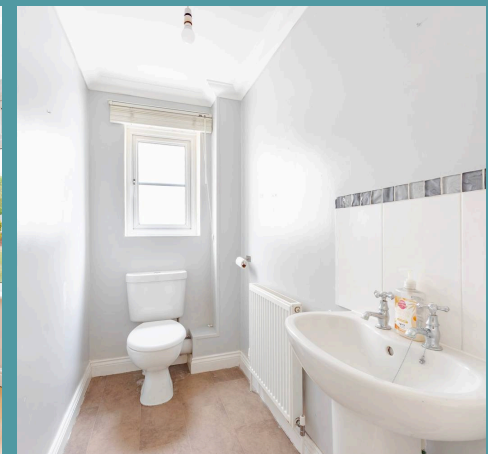
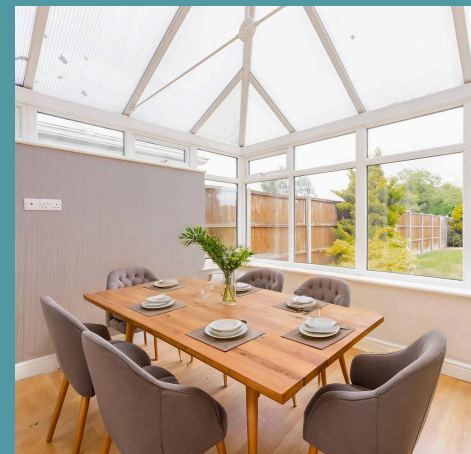
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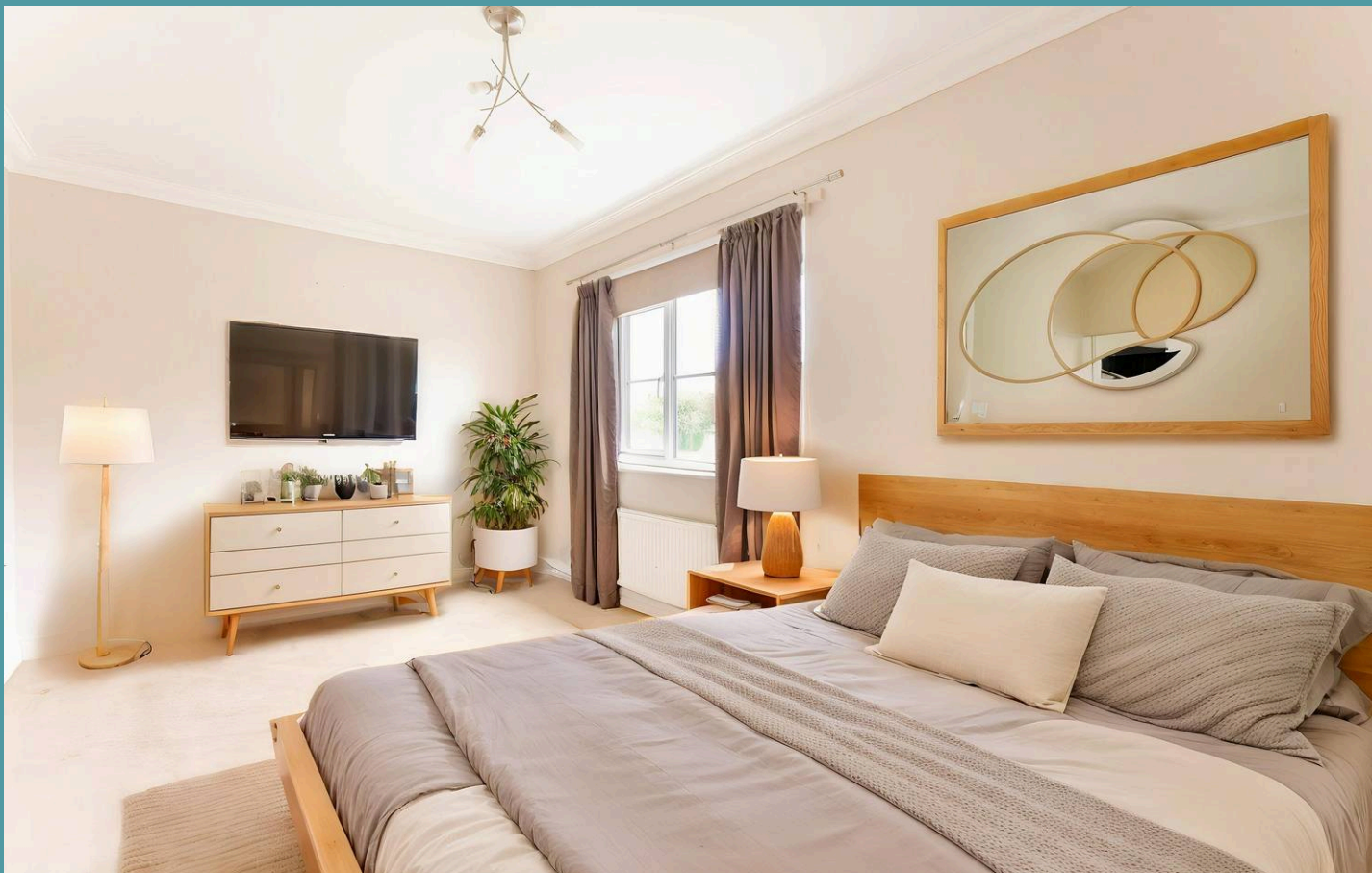
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Step into your next chapter with this well-presented, chain-free end-terrace home in the heart of sought-after Oulton Broad. Ideal for first-time buyers or investors, this inviting property boasts a spacious sitting room, a bright conservatory overlooking a generous enclosed garden, and a sleek modern kitchen with integrated appliances. With three bedrooms, a family bathroom, a ground floor cloakroom, and off-road parking to the rear, this home offers comfort, convenience, and curb appeal in equal measure.

Location

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing, boating and walking as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Adjoining and within walking distance from the park is Carlton Marshes, a 151 hectare nature reserve managed by Suffolk Wildlife Trust, ideal for any nature lovers or avid walkers. Oulton Broad is well connected with 2 train stations offering direct services to Norwich and Ipswich.





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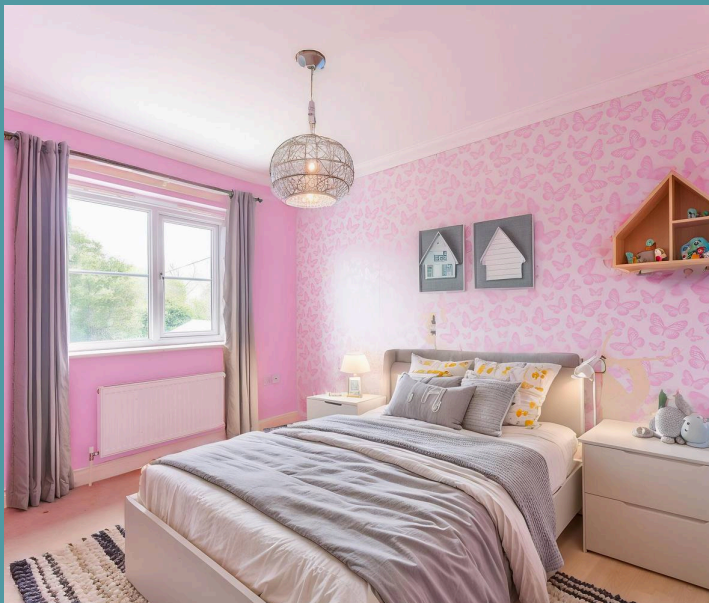
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Upon entering, the contemporary kitchen is thoughtfully designed and fully fitted with stylish wall and base units, integrated appliances, and ample storage, providing both functionality and aesthetic appeal. A convenient ground floor cloakroom adds to the everyday practicality of the home.

A spacious sitting room is perfect for relaxation or entertaining guests. The room flows seamlessly into a light-filled conservatory, which enhances the reception area and offers views of the garden, creating a perfect spot for seating arrangements or your dining set-up.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, catering comfortably to a growing family.

Outside, you'll find an extensive, well-maintained garden that is fully enclosed, ensuring privacy and security. Whether gardening, relaxing, or entertaining, this outdoor area offers endless possibilities for outdoor activities and enjoyment. Additionally, off-road parking is located at the rear, offering ease and convenience.

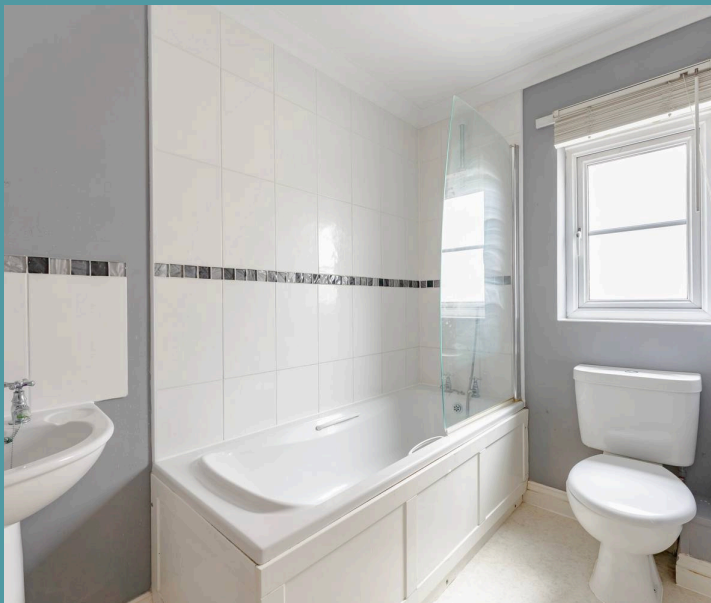




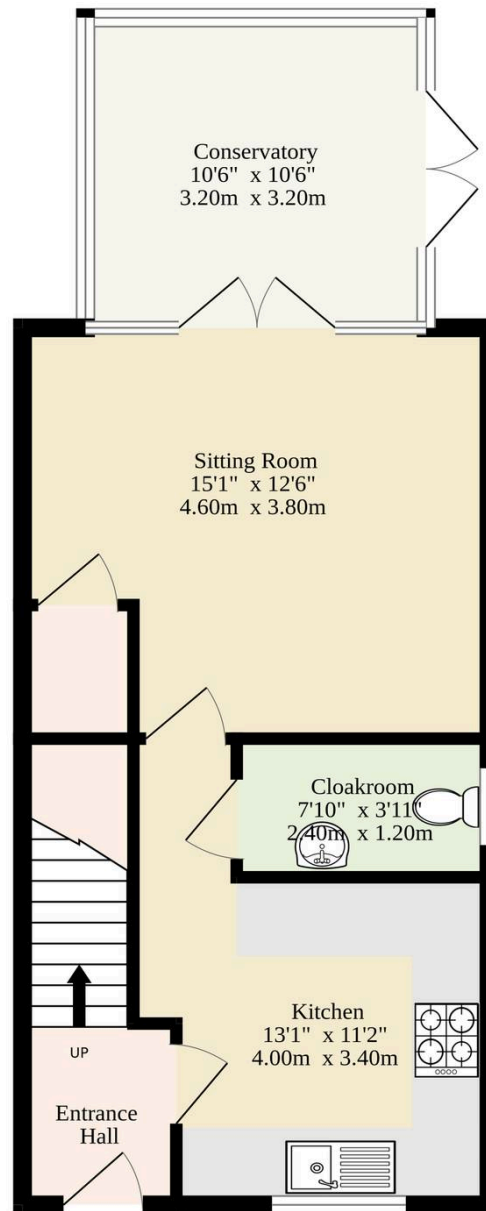
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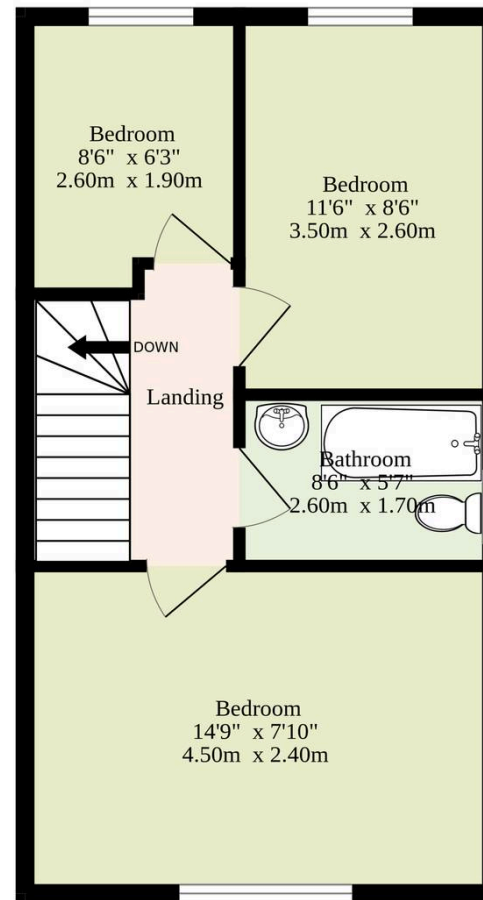
- Chain free
- End-terrace residence in the highly sought-after of Oulton Broad
- Perfect first home or investment purchase
- Kitchen equipped with modern wall and base units, integrated appliances and storage
- Spacious sitting room inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, offering views of the garden
- Ground floor cloakroom
- Three bedrooms and a family bathroom
- Extensive garden that is well-maintained and fully enclosed for privacy
- Off-road parking located at the rear



Ground Floor
476 sq.ft. (44.2 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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