



## 12 Holly Road, Lowestoft

Offers in Region of £220,000

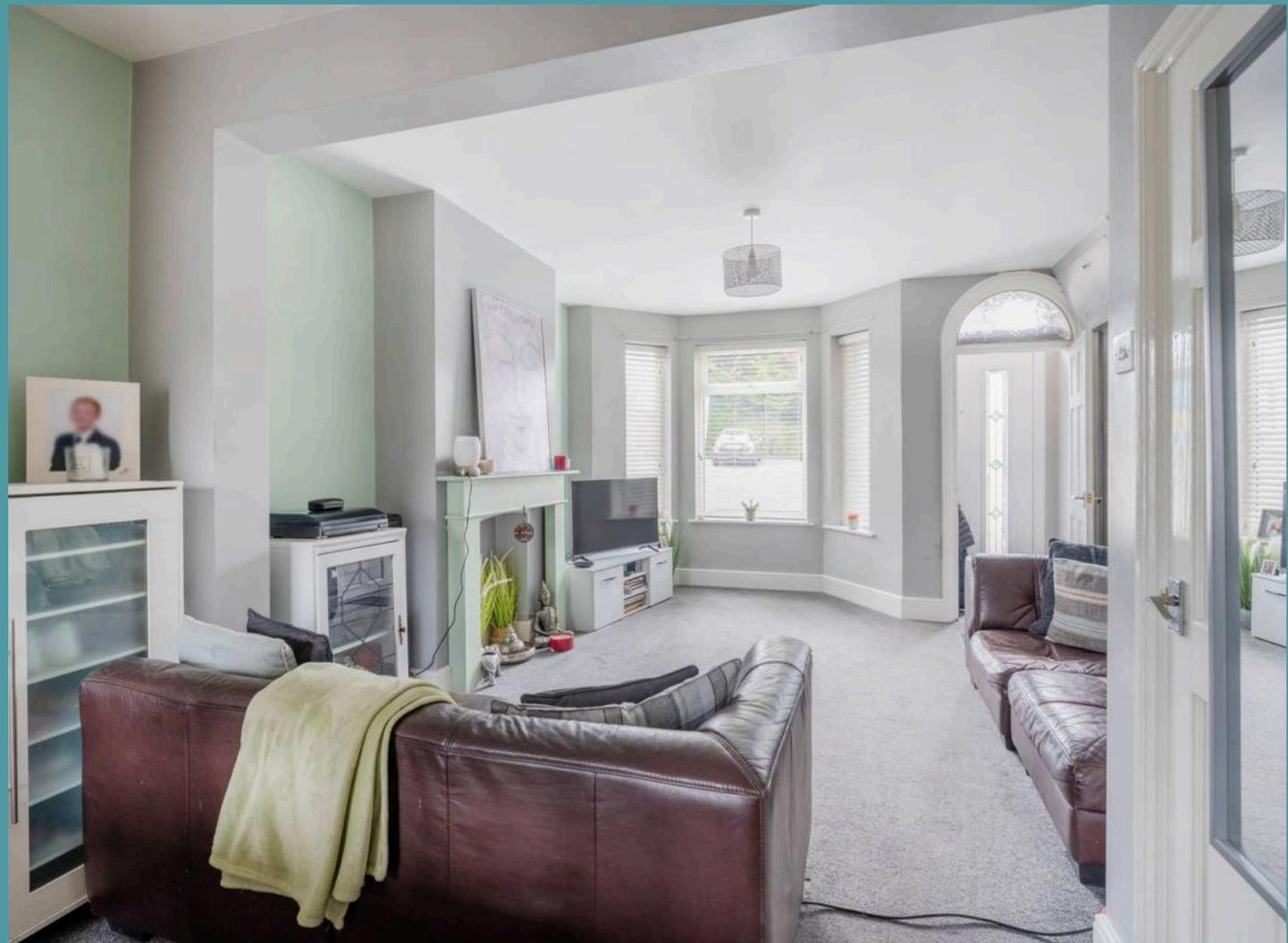
# 12 Holly Road

## Lowestoft

Located in the charming seaside town of Lowestoft, this chain-free mid-terrace home is perfect for first-time buyers or investors. Offering a bright open-plan sitting/dining area with a feature bay window, a modern kitchen, and a stylish ground floor shower room, this home blends comfort with practicality. Upstairs, you'll find three well-presented bedrooms, while outside, the extensive private garden with a patio, lawn, and timber shed provides an ideal retreat. Ready to move into and full of potential, don't miss this chance to own a slice of coastal charm.

## 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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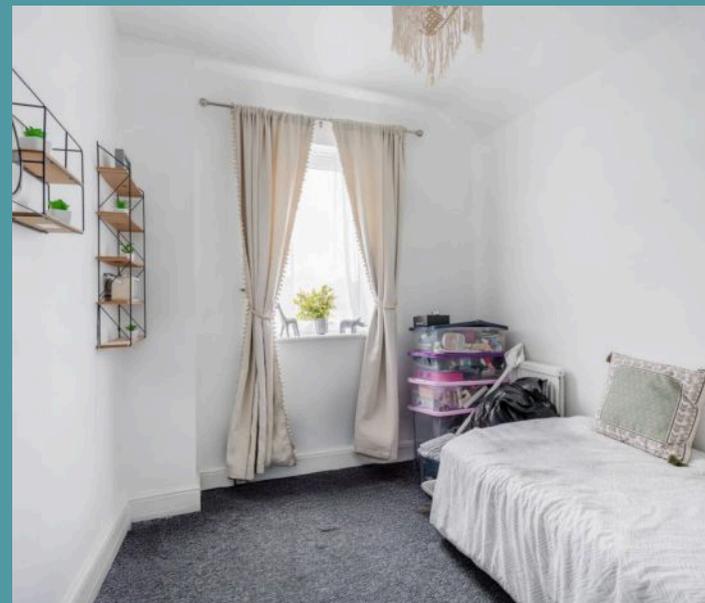
Upon arrival, you are welcomed by a porch entrance, providing a practical space for coats and footwear before stepping into the heart of the home.

The ground floor boasts an inviting open-plan sitting/dining room, a bright and versatile space ideal for both relaxing and entertaining. A charming bay window to the front bathes the room in natural light, enhancing the sense of space and warmth.

To the rear of the property lies a well-appointed kitchen, fitted with sleek, contemporary cabinetry, integrated appliances, and ample worktop and storage space, perfect for home cooking and casual dining. The ground floor shower room is tastefully finished, featuring a modern three-piece suite that includes a walk-in shower, wash basin, and WC.

Upstairs, the home offers three well-presented bedrooms, each designed to provide comfortable and flexible living accommodation. Whether used as sleeping quarters, a home office, or guest space, the layout accommodates a variety of lifestyle needs.

Externally, the property continues to impress with a generous, private rear garden, a rare find in this location. Enjoy al fresco dining on the paved patio area, tend to the well-maintained lawn, or make use of the timber storage shed for gardening tools and outdoor equipment.





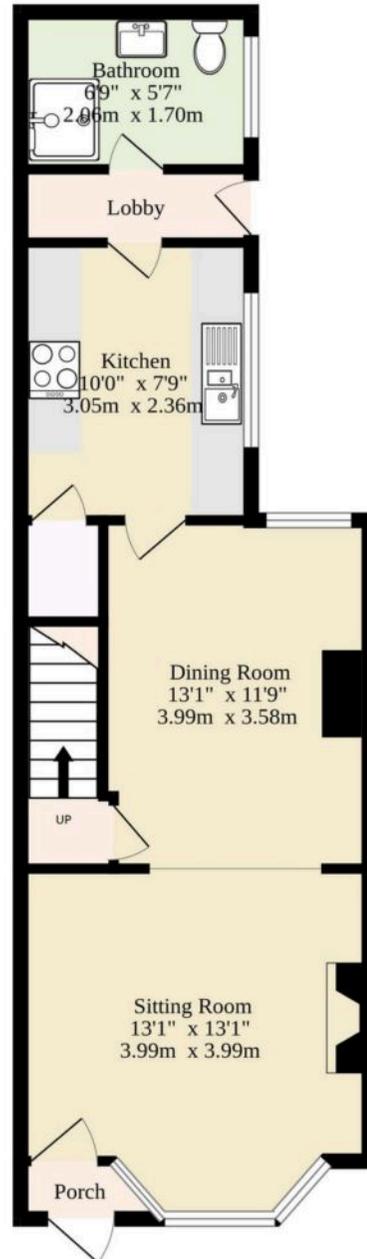
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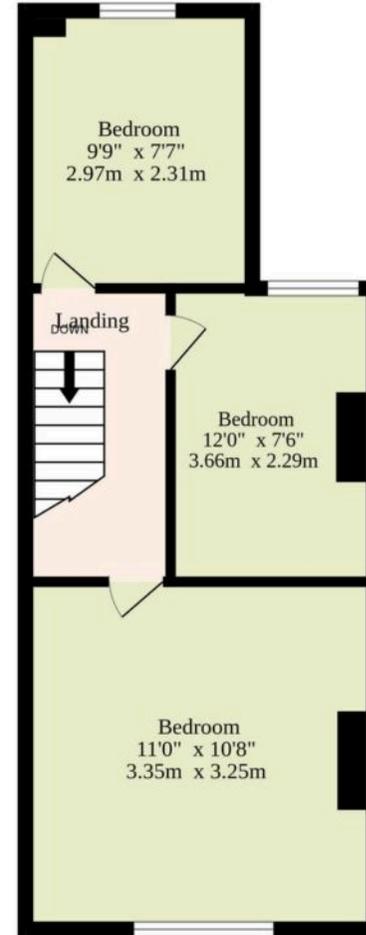
- Chain free
- Mid-terrace residence in the coastal town of Lowestoft
- Perfect first home or investment purchase
- Open-plan sitting/dining room accentuated by a bay window, inviting relaxation and entertaining
- Kitchen equipped with contemporary cabinetry, appliances and storage
- Ground floor shower room fitted with a modern three piece suite
- Three well-presented bedrooms
- Extensive and private garden, with a patio area, a maintained lawn and a timber storage shed
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor  
472 sq.ft. (43.9 sq.m.) approx.



1st Floor  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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