



6 Cambridge Road, Lowestoft

In Excess of £70,000



# 6 Cambridge Road

## Lowestoft

Step into this character-filled semi-detached home, perfectly positioned in the sought-after town of Lowestoft. Ideal for first-time buyers or investors, this well-presented property offers a welcoming entrance hall, a cosy sitting room with a standout brick fireplace, and a spacious kitchen/diner ready for your personal touch. The ground floor bathroom features a classic three-piece suite, while upstairs boasts three comfortable bedrooms. Outside, enjoy a private, low-maintenance wrap-around garden with a patio and shingled area, plus a brick-built outbuilding with power and insulation—ideal for storage or a workshop. On-road parking adds further convenience to this charming and versatile home.

### Location

Cambridge Road in Lowestoft is a well-established residential street situated close to the heart of the town, offering a blend of traditional terraced housing and some more modern infill properties. The area benefits from a range of nearby local amenities. Within walking distance, residents can access a variety of independent shops, small supermarkets, takeaways, and cafes, particularly along nearby High Street and St Peter's Street. For larger shopping needs, Lowestoft town centre and the Britten Centre are just a short distance away, offering both national chains and local retailers. Families will find a good selection of schools in the area, including St Margaret's Primary Academy and Ormiston Denes Academy, both within close proximity.







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Healthcare is well provided for with several GP surgeries nearby, as well as pharmacies and access to larger medical centres within a short drive. Transport links are strong: Lowestoft railway station is easily accessible on foot, providing direct services to Norwich and surrounding areas, while regular bus services operate along nearby main roads, connecting the area to the rest of the town and the surrounding region. The A47 is also easily reached, providing a convenient route to Great Yarmouth and Norwich. With its central location, good amenities, and reliable transport connections, Cambridge Road offers a practical and well-connected place to live for families, commuters, and retirees.

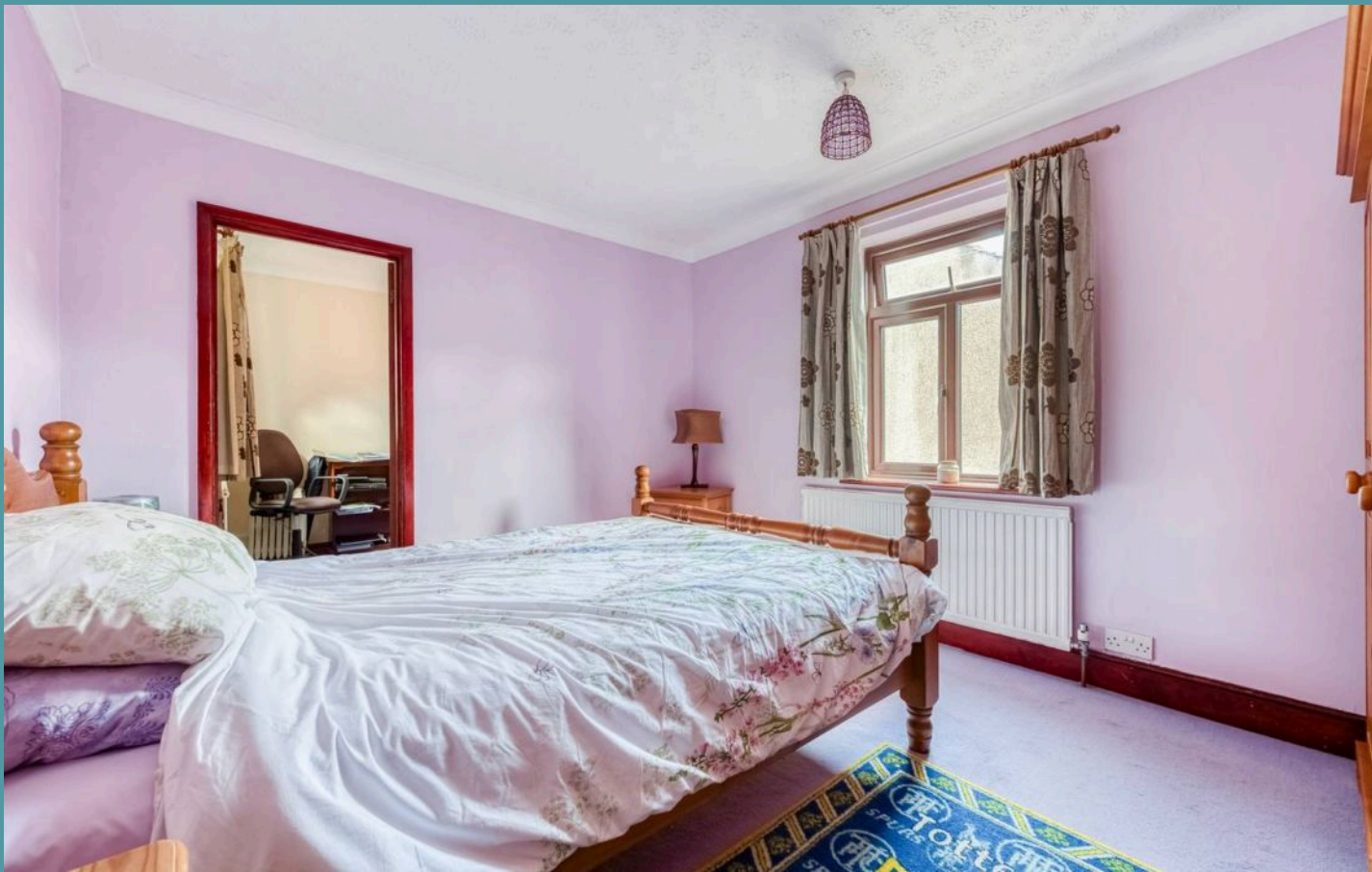
### Cambridge Road

Step inside through a welcoming entrance hall that sets the tone for this inviting property. The sitting room is a warm and comfortable space, highlighted by a striking brick fireplace—a perfect focal point for cosy evenings and entertaining guests.

To the rear of the property, the kitchen/dining room offers both functionality and flexibility, fitted with a range of wall and base cabinetry, a freestanding oven, and under-counter space for additional appliances, making it easy to customise to your own preferences. The ground floor bathroom is fitted with a classic three-piece suite, including a bathtub, WC, and a wash basin.







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Upstairs, you'll find three bedrooms, offering generous accommodation for families, guests, or even the potential for a home office setup. Outside, the wrap-around garden is designed with low-maintenance living in mind, featuring a patio and shingled area—ideal for outdoor dining or relaxing in the warmer months. The garden is fully enclosed, offering a good degree of privacy and security, perfect for children or pets.

Additional benefits include a brick-built storage outbuilding with insulated roofing and power supply, ideal for workshop use, hobbies, or extra storage. On-road parking is available directly outside the property.

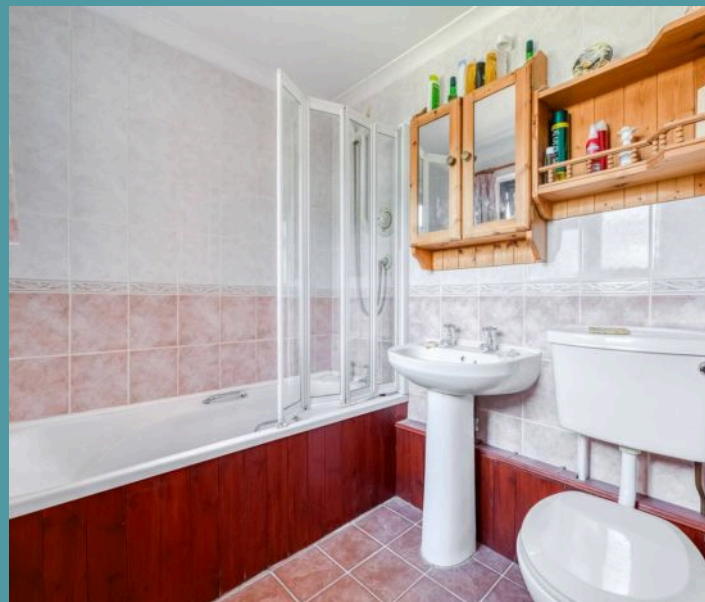
**Agents note**

Freehold

No water metre

Arial booster in the loft

Loft insulation over the bathroom







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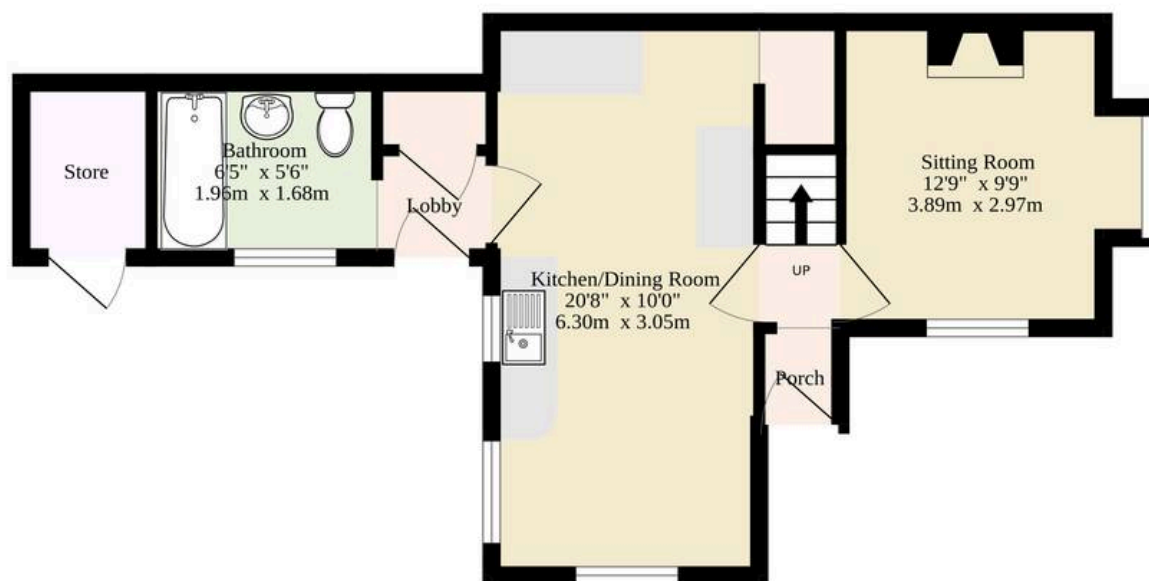
### Lowestoft

- Semi-detached residence located within the coastal town of Lowestoft
- Perfect first home or investment purchase!
- Character features
- Sitting room accentuated by a brick fireplace, inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base cabinetry, a freestanding oven and under-counter areas for your own appliances
- Ground floor bathroom comprising of a classic three-piece suite
- Three bedrooms
- Wrap-around garden that is low-maintenance with a patio and shingled area, fully enclosed for privacy
- Brick built storage outbuilding with insulated roofing and power supply
- On-road parking available

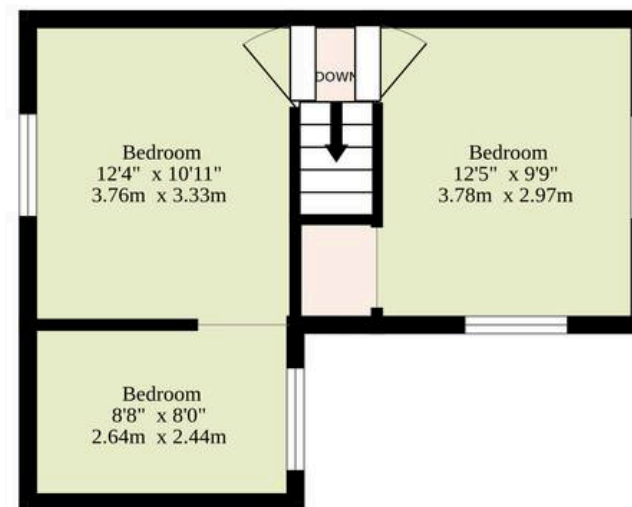




Ground Floor  
416 sq.ft. (38.6 sq.m.) approx.



1st Floor  
330 sq.ft. (30.7 sq.m.) approx.



**TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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