



33 Roman Road, Lowestoft  
£175,000



# 33 Roman Road

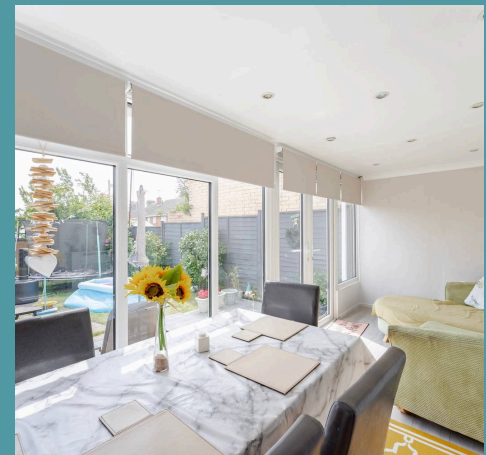
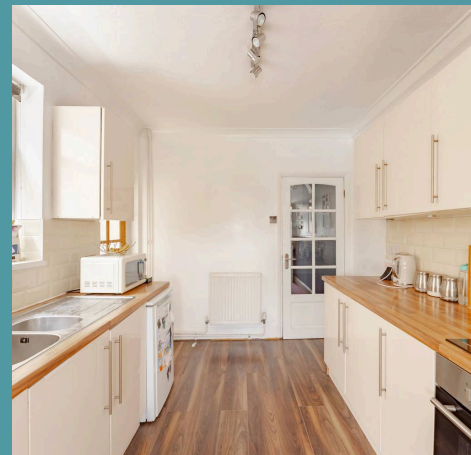
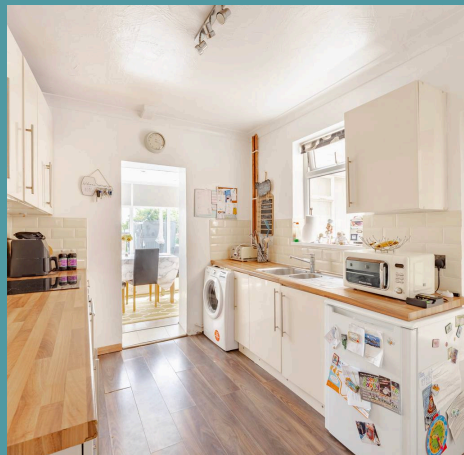
## Lowestoft

Imagine waking up in a bright, welcoming home just moments from the coast — this mid-terrace property in Lowestoft offers exactly that. Perfectly suited for first-time buyers or investors, it features spacious living areas, a sunny garden room, and four comfortable bedrooms. Outside, enjoy a south-facing garden with decked terraces and a laid to lawn, ideal for relaxing or entertaining. With convenient on-road parking, this home blends seaside serenity with everyday practicality.

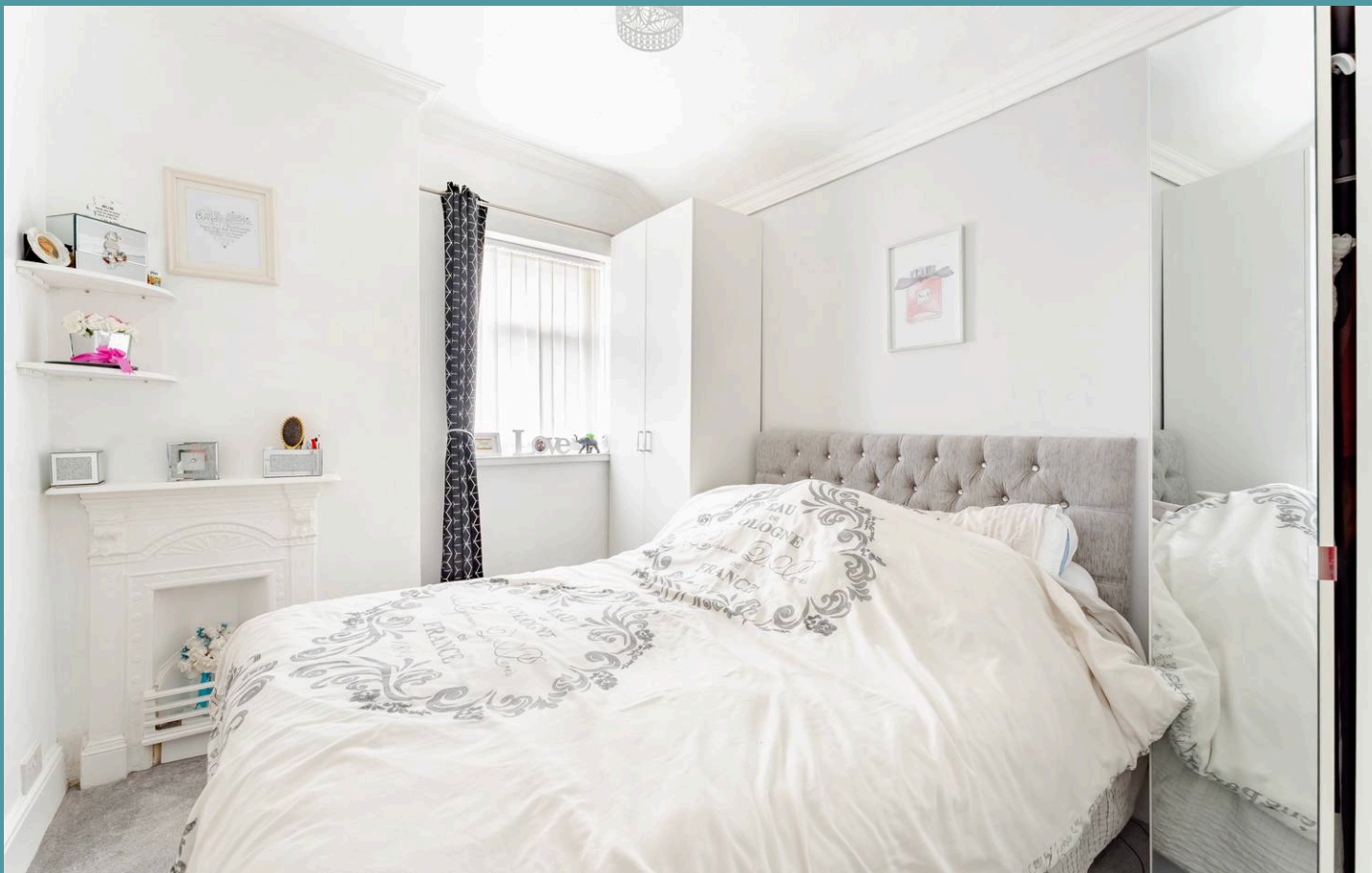
## Location

Roman Road in Lowestoft is a well-positioned residential area offering convenient access to a variety of local amenities and essential services. The street is nestled within close proximity to several local shops, including convenience stores, a small supermarket, and specialty outlets, providing residents with everyday necessities just a short walk away. For families, the area is served by nearby schools such as Roman Hill Primary School and East Point Academy, ensuring quality education options for children of different ages.

Healthcare needs are met by nearby facilities including the Lowestoft Medical Centre and several dental practices, with the larger James Paget University Hospital accessible within a short drive. Transport links around Roman Road are excellent; regular bus services connect the area to Lowestoft town centre, the railway station, and surrounding coastal and rural communities, while main roads provide easy routes for car travel towards Norwich and Great Yarmouth.







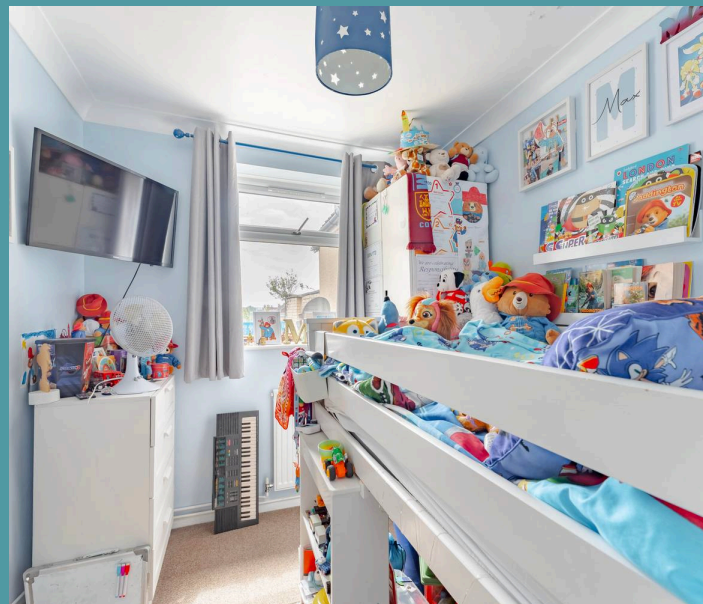
## 33 Roman Road

### Lowestoft

Step into the spacious sitting room, perfect for unwinding after a long day or entertaining guests in a relaxed atmosphere. The adjoining kitchen is thoughtfully designed with modern cabinetry and features an integrated oven alongside convenient under-counter spaces ready to accommodate your own appliances, combining style with functionality.

Flooded with natural light, the garden room extends the reception area beautifully, providing a versatile space for dining and seating arrangements, allowing you to enjoy views of the outdoors from the comfort of your home. On the ground floor, you'll find a well-appointed bathroom complete with a three-piece suite, catering to the practical needs of daily living.

Upstairs, four generously sized bedrooms provide ample space for rest, work, or hobbies, ensuring comfort and privacy for all family members or guests. Outside, the property boasts a delightful courtyard and a south-facing garden designed for leisure and enjoyment. Two decked terraces in each space offer perfect spots for alfresco seating, while the laid to lawn adds a splash of greenery. Additionally, a timber storage shed provides practical storage solutions. For convenience, on-road parking is available nearby, making this residence a well-rounded home in a sought-after location by the sea.



- Mid-terrace residence in the coastal town of Lowestoft

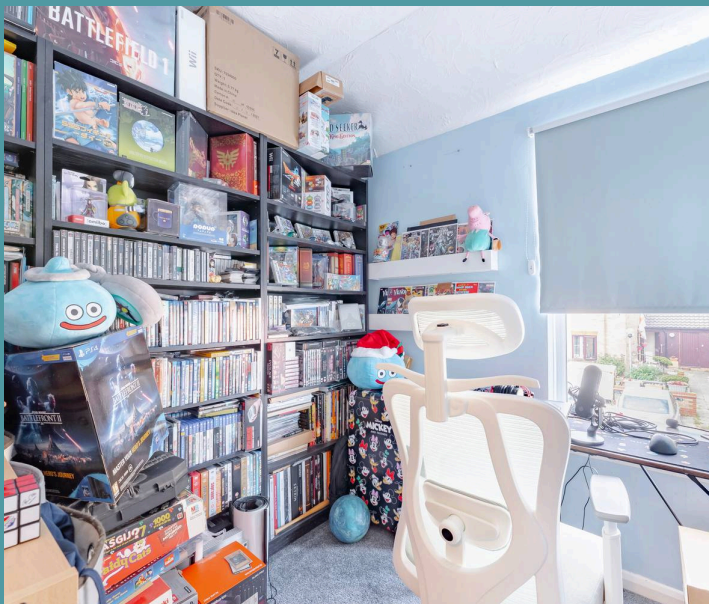




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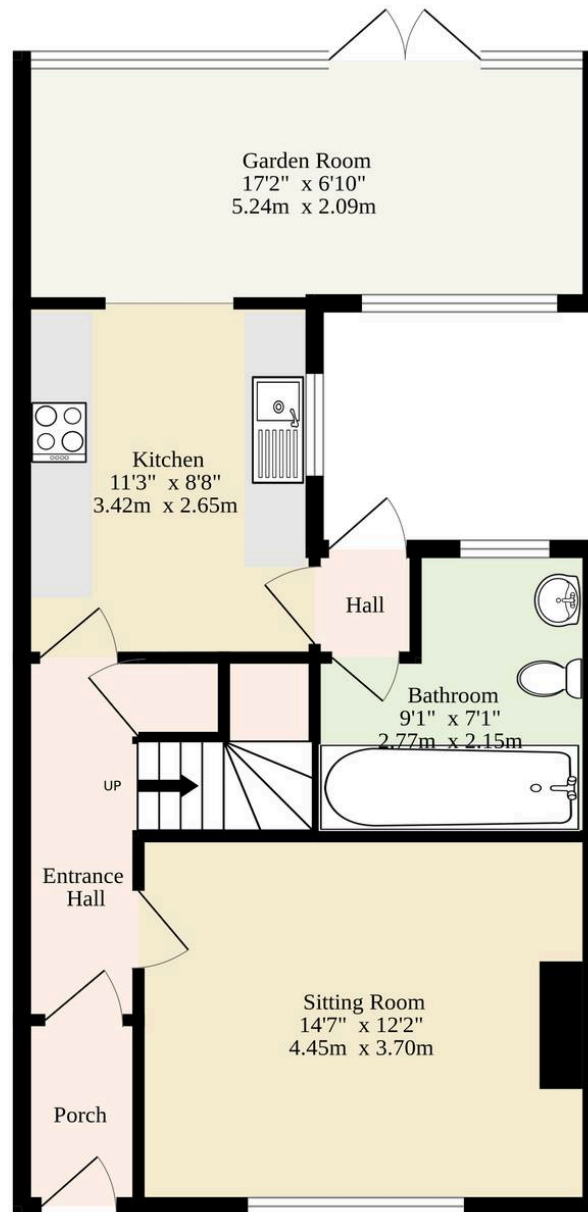
### Lowestoft

- Mid-terrace residence in the coastal town of Lowestoft
- Perfect first home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, a integrated oven and under-counter areas for your own appliances
- Light-filled garden room that extends the reception space, suitable for your dining and seating arrangements
- Ground floor bathroom comprising of a three-piece suite
- Four lovely sized bedrooms, offering comfort and privacy
- A courtyard and a south-facing garden, with two decked terraces for seating arrangements, a laid to lawn and a timber storage shed
- On-road parking available
- Close to local shops, schools, healthcare facilities and transport links

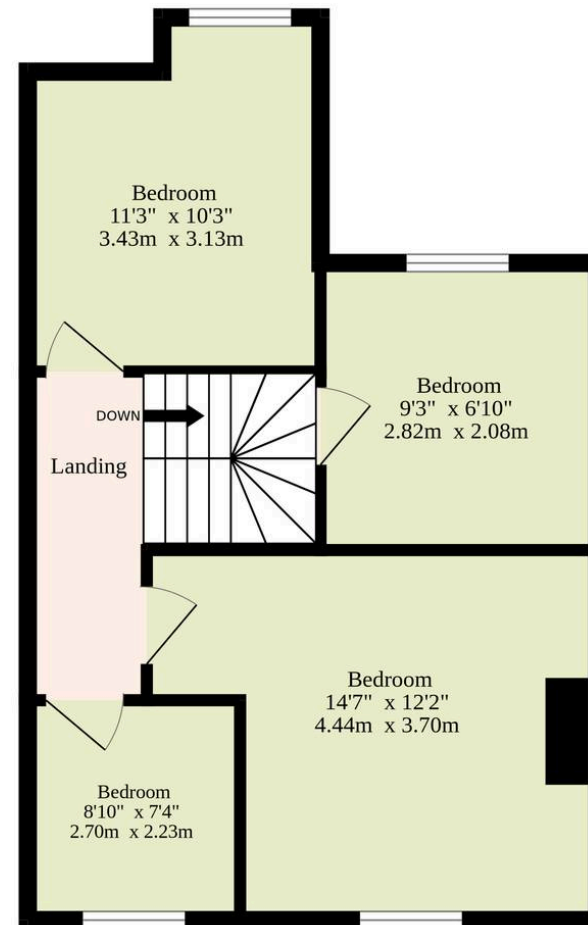




Ground Floor  
519 sq.ft. (48.2 sq.m.) approx.



1st Floor  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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