



Minors & Brady  
OULTON BROAD  
FOR SALE  
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12 Selby Street, Lowestoft

Lowestoft



Minors & Brady

# 12 Selby Street

## Lowestoft

This mid-terrace home in Lowestoft offers a practical and comfortable living space with an open-plan living and dining area perfect for everyday life and entertaining. The kitchen provides ample storage and space for appliances, while three versatile bedrooms can accommodate a home office, dressing room, or nursery. A lean-to doubles as a utility area with direct access to a low-maintenance garden, complete with two large storage sheds. On-street parking adds convenience, making this property an ideal choice for first-time buyers or investors looking for a home that balances functionality with relaxed, modern living.

- Mid-terrace residence located in the coastal town of Lowestoft
- Perfect choice for first-time buyers or investors!
- Kitchen fitted with wall and base cabinetry, a freestanding oven, under-counter areas for appliances
- Open-plan living/dining room inviting relaxation and entertaining
- Lean-to that can be utilised as a utility room, perfect for storing your laundry appliances
- Three bedrooms, with the flexibility to have a home office, dressing room or nursery
- Bathroom comprising of a classic three-piece suite
- A private, low-maintenance garden that is predominately paved, with two large storage sheds
- On-street parking available
- Close to local shops, schools, transport links and the coast





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# 12 Selby Street

Lowestoft

## Location

Selby Street is located in North Lowestoft, a residential area within easy reach of the town centre and the coastline. Within walking distance, there are local shops and amenities, including convenience stores, a post office, and a selection of cafés and takeaways along nearby Raglan Street and St Peter's Street. For larger shopping trips, the Britten Centre and the town centre provide supermarkets, high street shops, and independent retailers.

Families benefit from several nearby schools. Roman Hill Primary School is a short walk from the street, with other local primary options including Red Oak Primary and St Margaret's Primary Academy. Secondary education is served by East Point Academy, Ormiston Denes Academy, and the Benjamin Britten Academy, all within a couple of miles.

Transport links are convenient: Lowestoft railway station is less than a mile away, offering connections to Norwich and beyond, while local bus services run frequently throughout the town and along the coast. For drivers, the A12 and A1117 provide access to surrounding towns and the broader Suffolk region.



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The property welcomes you via a porch entrance into a bright and inviting hallway, setting the tone for the rest of the home. The open-plan living and dining area provides a versatile space for both relaxation and entertaining, while a lean-to extends from the dining area, offering potential as a utility room and direct access to the private garden.

The kitchen is thoughtfully fitted with wall and base cabinetry, a freestanding oven, and under-counter spaces ready for your appliances.

Upstairs, the home comprises three bedrooms, allowing flexibility for a home office, dressing room, or nursery to suit your lifestyle. The bathroom features a classic three-piece suite, maintaining a timeless appeal.

Outside, the low-maintenance garden is predominantly paved, creating an ideal space for outdoor gatherings or quiet evenings, and includes two substantial storage sheds for added practicality.

On-street parking is available for convenience.

This property presents an excellent opportunity for first-time buyers or investors seeking a comfortable home in a coastal location.

## Agents Note

Freehold

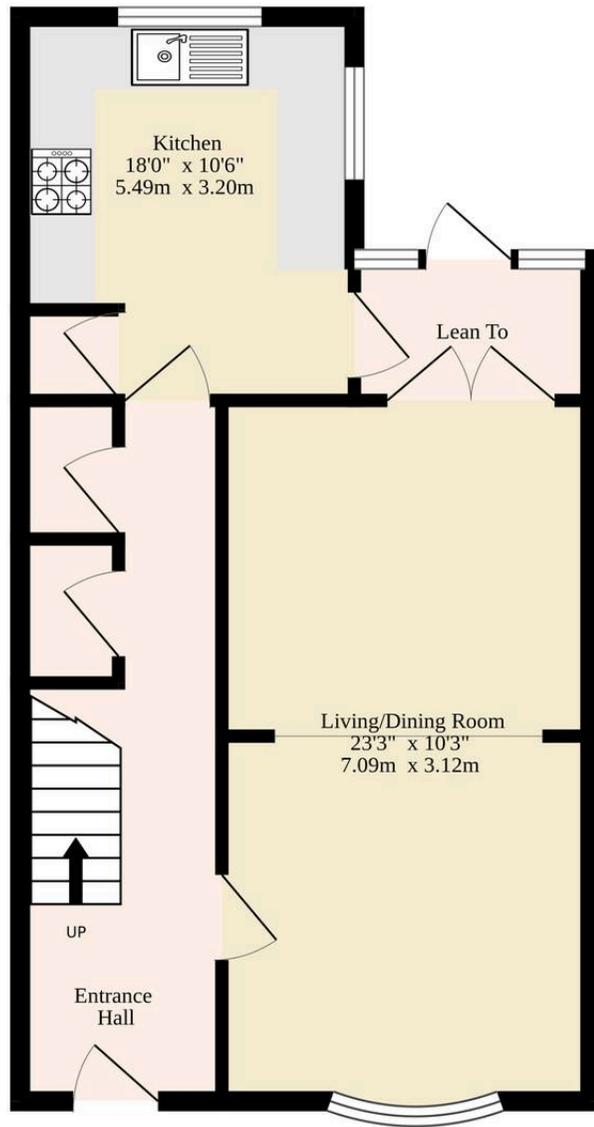
Connected to all mains services.



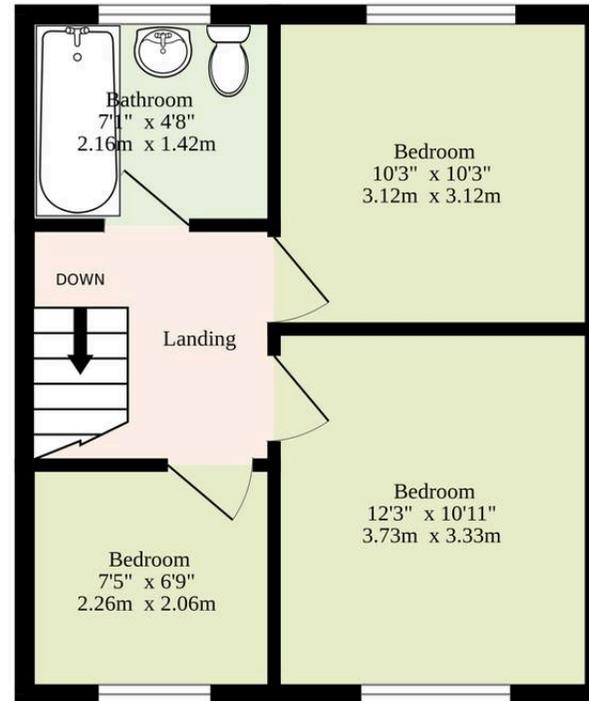
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Ground Floor  
574 sq.ft. (53.3 sq.m.) approx.



1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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