



56 Clemence Street, Lowestoft

Lowestoft



Minors & Brady

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Offering both comfort and opportunity, this mid-terrace family home is an ideal first-time buy or investment. Inside, three well-proportioned bedrooms and a bright dual-aspect lounge/diner provide versatile living space, while a modern fitted kitchen opens directly onto a sunny west-facing garden, perfect for relaxing or entertaining. Recently fitted carpets, a fully renewed roof and chimney with a 20-year warranty, and the potential to personalise further make this home a practical and inviting choice. Conveniently close to shops, schools, and transport links, it combines a connected lifestyle with room to make it your own.

Agents Notes

Freehold

Connected to all mains services.

Gas central heating system.





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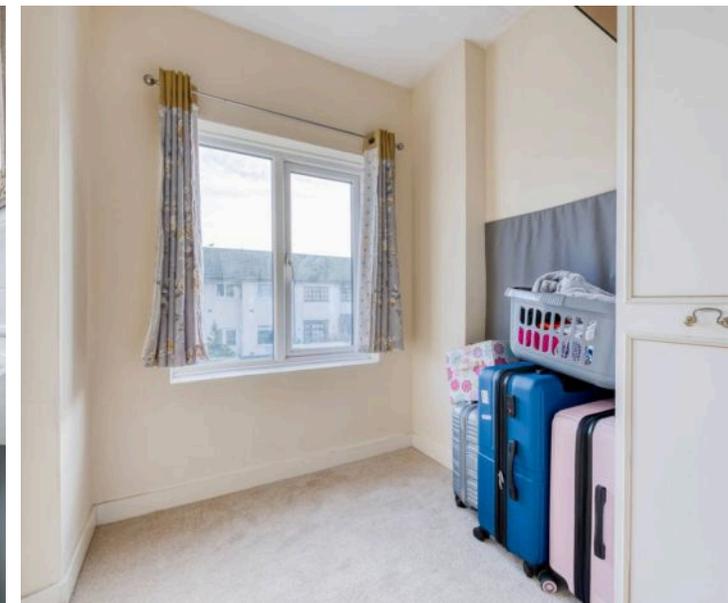
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A welcoming porch provides a useful buffer from the outside world, with space for coats and shoes before leading through to the hallway. From here, the layout flows naturally into a spacious dual-aspect lounge/diner, where natural light moves effortlessly from front to back throughout the day. Laminate flooring enhances the sense of continuity, creating a sociable and versatile living area equally suited to relaxed evenings or hosting friends and family.

The fitted kitchen is thoughtfully arranged and fitted with cabinetry, complemented by a range-style cooker and areas for your own appliances. Ample work surfaces and storage make it both practical and functional, while a door opens directly onto the garden, creating a natural connection between indoor and outdoor living.

Upstairs, three well-proportioned bedrooms provide flexibility for growing families, home working, or guest accommodation. Recently fitted carpets add a fresh and comfortable finish, while the shower room is neatly arranged and serves the bedrooms with ease. The layout also presents scope to create a downstairs cloakroom/WC, subject to the relevant permissions, offering further practicality for modern living.



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The property benefits from gas central heating powered by a modern combi boiler, ensuring efficient warmth throughout the seasons. Importantly, the roof and chimney were completely renewed and upgraded approximately one year ago, with the chimney repositioned. Both works are supported by certification and a 20-year warranty, offering valuable reassurance and long-term peace of mind.

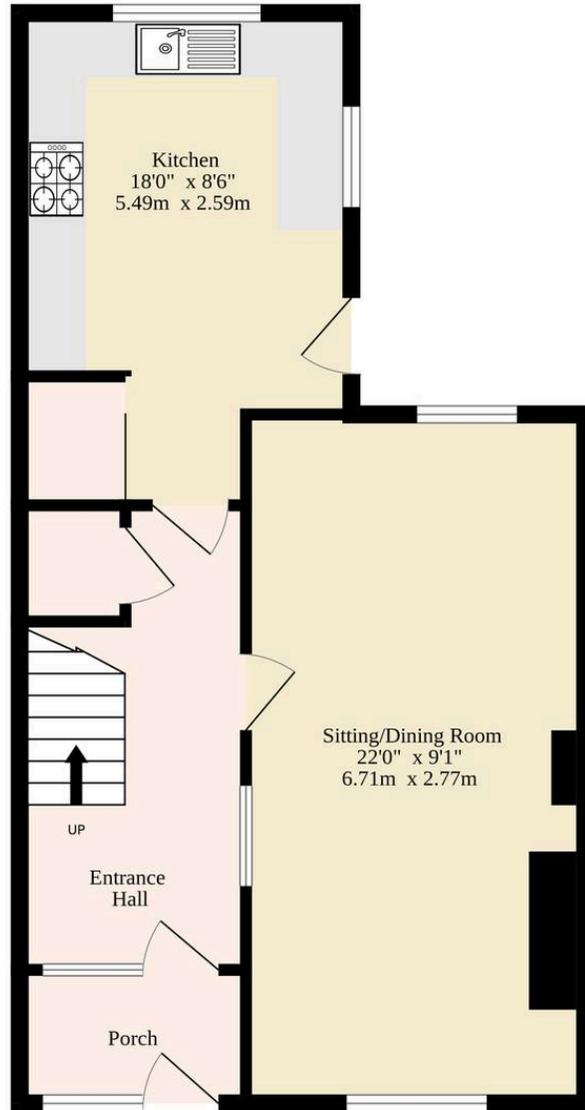
The west-facing garden is a real highlight, offering a bright, sunny space to enjoy throughout the day. Mainly laid to lawn with mature borders of shrubs and plants, it also includes a paved patio area and outdoor storage. Enclosed by panel fencing, the garden provides privacy and scope for personalisation.

To the front, a partially enclosed paved frontage presents potential for off-road parking, subject to the necessary permissions.

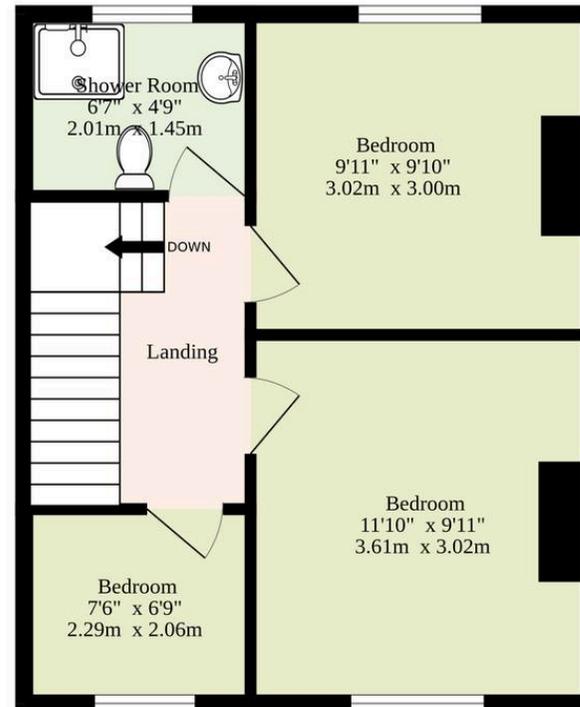


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Ground Floor
485 sq.ft. (45.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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