



18 Hervey Street, Lowestoft

Lowestoft



Minors & Brady

# 18 Hervey Street

## Lowestoft

Set on a peaceful residential road in Lowestoft, this chain-free, end-of-terrace home offers both character and potential. The welcoming entrance hall leads to an open-plan living and dining room with a traditional fireplace, while the kitchen provides a practical foundation ready for modernisation. Upstairs, three bedrooms and a family bathroom offer flexible accommodation, and outside, a large private garden, rear access for off-road parking, and a detached garage complete the picture. Perfect for investors or those looking to create a home to their own taste.

- Chain free
- End-of-terrace residence located down a residential road in the coastal town of Lowestoft
- Renovation opportunity that is suitable for investors
- Boiler installed in 2022
- Open-plan living/dining room with a traditional feature fireplace
- Kitchen fitted with units, a sink/drain unit and areas for your appliances, ready to be modernised
- Three bedrooms, one of which benefits from wardrobes
- Bathroom comprising of a classic three-piece suite
- A large, private garden featuring a laid to lawn, a patio for seating and access at the rear for off-road parking
- Detached garage for workshop or storage use



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Lowestoft

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Hervey Street is situated in a residential area of northern Lowestoft, close to the town centre yet tucked into a quieter, established neighbourhood. For daily essentials, the area is well-served by local shops and convenience stores, including small grocers, a newsagent, and a few independent businesses. The nearby London Road and North Quay areas provide additional shopping options, cafés, and takeaways for a more varied lifestyle.

Families benefit from nearby schooling options: Roman Hill Primary School is within walking distance, while Red Oak Primary School and St Margaret's Primary Academy are easily accessible. For secondary education, East Point Academy and Ormiston Denes Academy are the closest schools, all reachable within a short drive or cycle.

Transport links are a key convenience. Lowestoft railway station is just a few minutes' walk from Hervey Street, providing connections along the East Suffolk Line toward Norwich and beyond. Local bus routes run along nearby roads, connecting residents to the town centre, northern suburbs, and coastal areas. The street's location also allows easy access to Lowestoft's seafront, parks, and local amenities, offering a balance between urban practicality and coastal town lifestyle.



M&B

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## Lowestoft

Situated down a quiet residential road in the coastal town of Lowestoft, this end-of-terrace residence presents an excellent opportunity for those looking to renovate or invest.

A welcoming entrance hall sets the tone for the home, leading seamlessly into an open-plan living and dining room. Here, a traditional feature fireplace serves as a focal point, offering a cosy space for relaxation or entertaining. The kitchen, fitted with essential units, a sink/drainers, and areas for appliances, provides a practical foundation ready for modernisation to suit contemporary tastes.

Upstairs, three bedrooms offer flexible accommodation, with one benefitting from fitted wardrobes, while a family bathroom features a classic three-piece suite.

Externally, the property offers a generous, private garden, predominantly laid to lawn, complemented by a patio area ideal for outdoor seating and entertaining. Rear access leads to off-road parking for up to four vehicles, and a detached garage provides versatile space for a workshop or additional storage.

Additional benefits include a recently installed boiler (2022), offering peace of mind for prospective buyers.

### Agents Notes

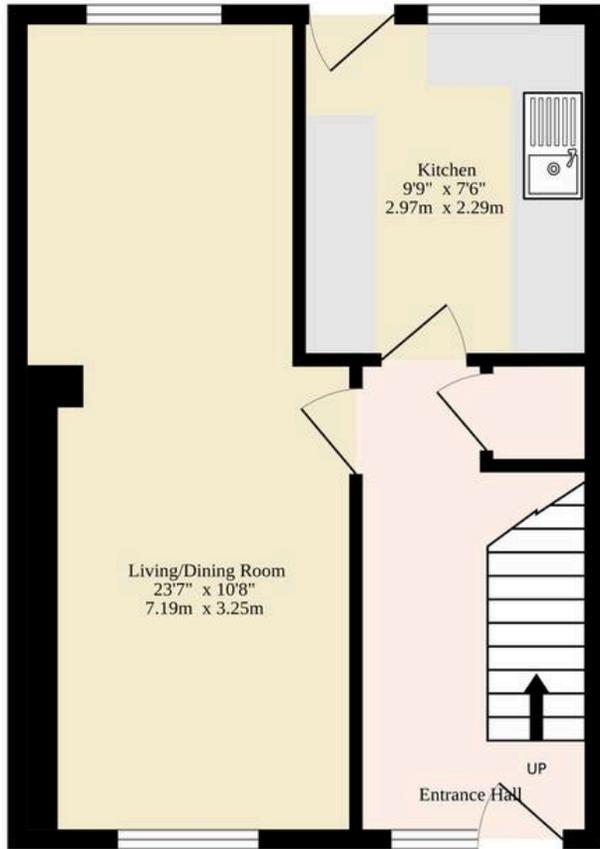
Freehold

Connected to mains water, electricity, gas and drainage.

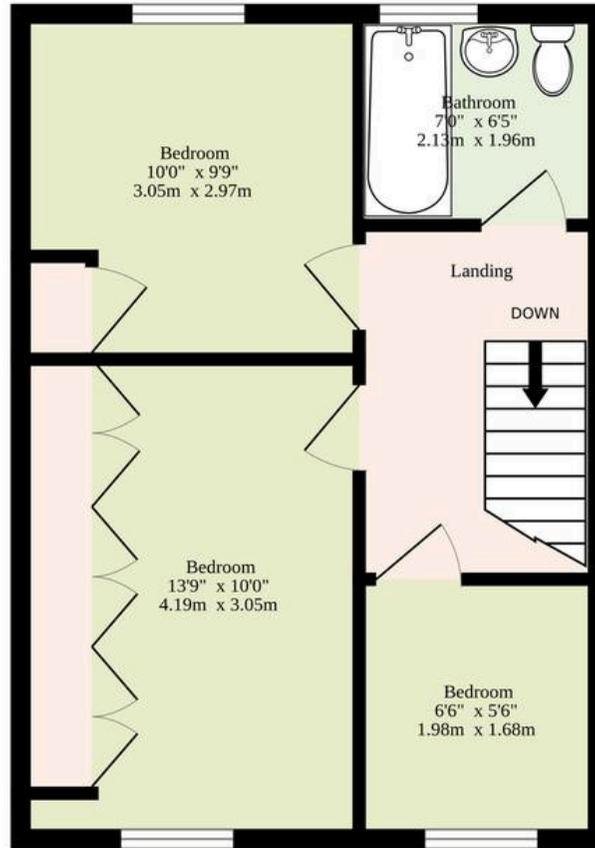
Gas central heating system.



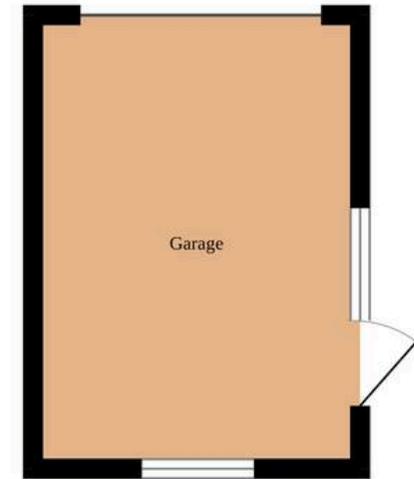
Ground Floor  
406 sq.ft. (37.7 sq.m.) approx.



1st Floor  
336 sq.ft. (31.2 sq.m.) approx.



Garage



Sqft Excludes The Garage.

**TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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