



23 Ashfield Crescent, Lowestoft

Minors & Brady



23 Ashfield Crescent

Lowestoft

Positioned within a residential crescent in the coastal town of Lowestoft, this chain-free end-terrace home presents an excellent opportunity for investors, first-time buyers and those looking to add their own touch. Offering two reception rooms, three bedrooms and a private rear garden, the property combines practical living space with exciting potential for improvement.

- Offered chain free!
- Investment opportunity
- End-terrace residence positioned down a residential crescent in the coastal town of Lowestoft
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline
- Two reception rooms for seating and dining arrangements
- Kitchen currently fitted with units and a freestanding oven, with the potential to modernise
- Three bedrooms, one of which is a flexible single bedroom
- Bathroom comprising of a classic two-piece suite, with a separate WC
- A private garden featuring a decking, patio, lawn, timber shed and a brick outbuilding





23 Ashfield Crescent

Lowestoft

Offered chain free, this three-bedroom end-terrace home presents an excellent opportunity for investors, first-time buyers or those looking to add value through modernisation.

The accommodation begins with an entrance hall leading through to two reception rooms, providing flexible space for both living and dining arrangements. The kitchen is currently fitted with a range of units and includes a freestanding oven, offering practical use with scope for updating to suit individual tastes.

On the first floor are three bedrooms, including two doubles and a versatile single bedroom which could also be used as a home office or nursery. The bathroom features a classic two-piece suite, complemented by a separate WC.

Outside, the private rear garden enjoys a combination of decking, patio and lawn areas. A timber shed and brick-built outbuilding provide useful additional storage.

Conveniently located close to local amenities and within easy reach of the town centre and coastline, this chain-free property offers an appealing opportunity in a popular coastal setting.

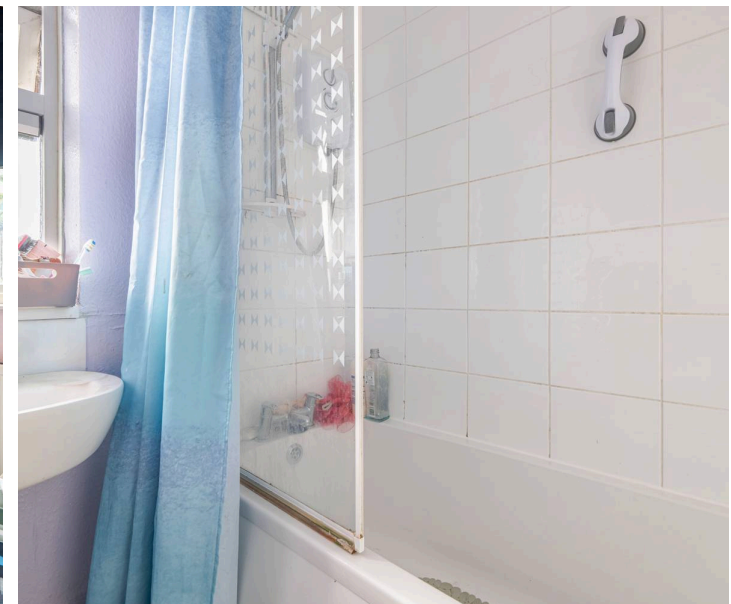
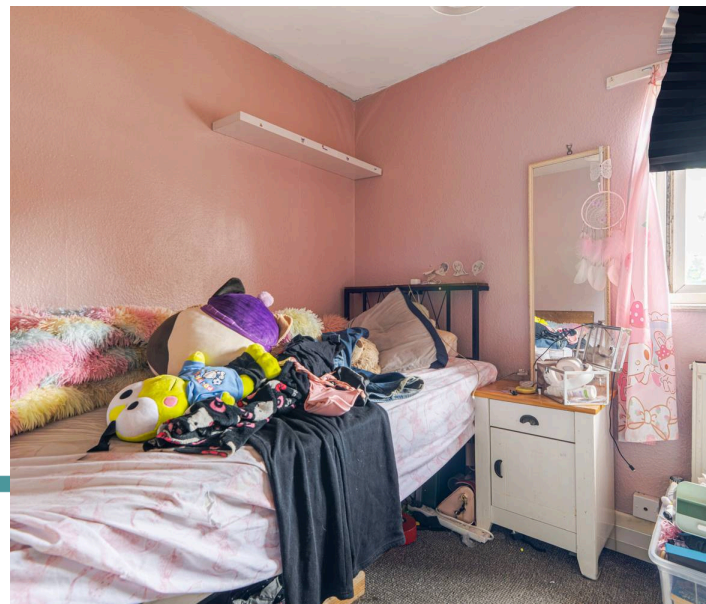
Agents Notes

Freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.

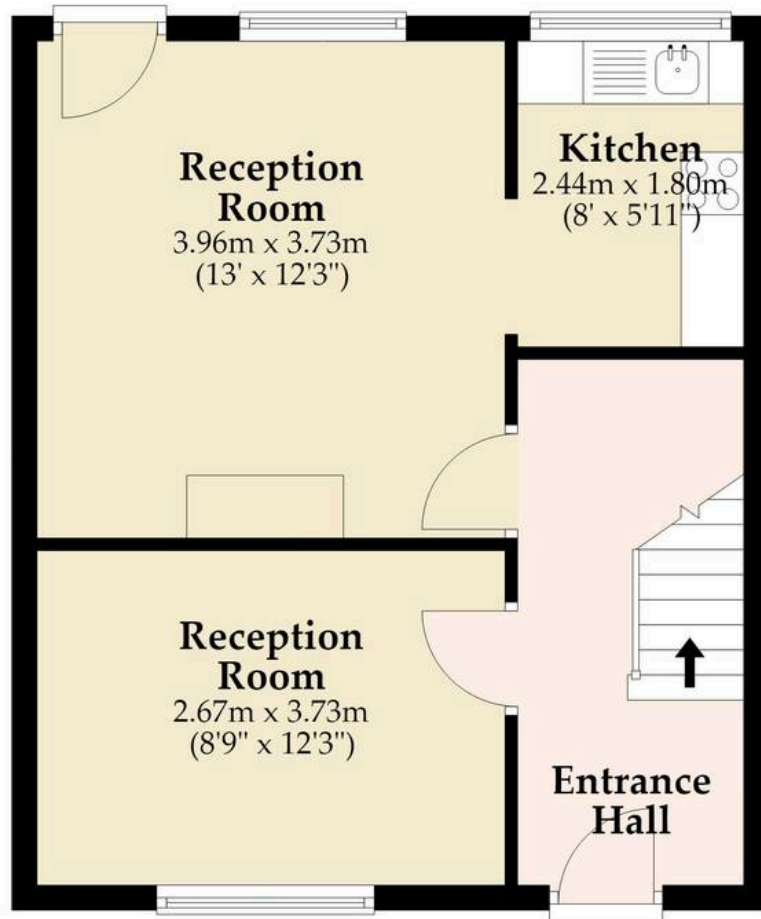
Please note: The tenants in situ are vacating the property early September.





Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 81.4 sq. metres (876.7 sq. feet)

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Ollee*
Property Consultant

Minors & Brady
Your home, our market



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk