



12 St Margaret's Road, Lowestoft

Minors & Brady



12 St Margaret's Road

Lowestoft

An excellent investment opportunity in a popular part of Lowestoft, this well-presented mid-terrace home is offered for sale with a tenant in situ, providing immediate rental income and a straightforward addition to any property portfolio. Set along a residential no-through road, the property offers comfortable accommodation including a welcoming reception room, a practical kitchen, two double bedrooms and an enclosed rear garden with a brick-built outbuilding offering further potential, subject to the necessary consents. Ideally placed for access to local amenities, transport links and the town's renowned coastline, this property represents an appealing purchase with both current income and future prospects.

- Sold with tenant in situ
- Investment opportunity!
- Mid-terrace residence positioned down a residential, no-through road in the coastal town of Lowestoft
- Walking distance to the town centre, healthcare facilities, local parks and the scenic coastline
- Reception room inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a freestanding oven and under-counter areas for appliances
- Two double bedrooms and a bathroom comprising of a classic three-piece suite
- A garden featuring a patio for outdoor seating, a laid to lawn and a brick built outbuilding that has the potential to be converted (stpp)





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The Location

St. Margaret's Road is situated in a popular residential area of Lowestoft, offering convenient access to a wide range of local amenities and services. The location is well suited to families, professionals, and retirees, with a blend of residential surroundings and excellent everyday convenience.

A variety of shops, supermarkets, schools, and healthcare facilities can be found nearby, while Lowestoft town centre provides a broader selection of retail, dining, and leisure opportunities. The town's award-winning sandy beaches, seafront attractions, and parks are all within easy reach, providing excellent opportunities for outdoor recreation and coastal enjoyment.

Lowestoft benefits from good transport links, with regular rail services to Norwich and road connections via the A12 and A146 offering straightforward access to the surrounding areas of Suffolk and Norfolk.

St. Margaret's Road offers an attractive setting for those seeking a well-connected residential location close to the amenities, coastline, and attractions that Lowestoft has to offer.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Positioned along a residential no-through road in the coastal town of Lowestoft, this mid-terrace property presents an excellent investment opportunity, offered for sale with a tenant in situ and providing immediate rental income from day one.

The welcoming reception room offers a comfortable setting for both everyday life and entertaining, with ample space for a variety of furnishings and a pleasant atmosphere throughout.

To the rear of the property, the kitchen is fitted with a range of cabinetry providing practical storage, alongside a freestanding oven and under-counter spaces for appliances. Functional and well planned, it caters to the demands of daily living while offering access to the rear garden.

The first floor comprises two well-proportioned double bedrooms, each providing versatile accommodation with space for bedroom furniture and storage. The bathroom is fitted with a traditional three-piece suite, including a bath, wash hand basin and WC.

Outside, the rear garden offers an attractive extension of the living space, featuring a patio area ideal for outdoor seating and dining, alongside a lawned section that provides room for planting, recreation or simply enjoying the outdoors.

A brick-built outbuilding adds further practicality and presents exciting potential for conversion into a home office, studio or additional accommodation, subject to the necessary planning permissions and consents.

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Dreaming of this home?
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