



309 Raglan Street, Lowestoft

Minors & Brady



309 Raglan Street

Lowestoft

Just moments from the Suffolk coastline, this chain-free end-of-terrace home presents an exciting opportunity for buyers seeking a property they can make their own. Positioned along a residential road in Lowestoft, the home offers well-proportioned accommodation, including two reception rooms, three bedrooms and a private, low-maintenance garden. With scope for modernisation throughout, it provides the perfect blank canvas for first-time buyers, investors or those looking to add value, all while enjoying the convenience of nearby amenities and the lifestyle benefits of living in one of East Anglia's most established seaside towns.

- Offered chain free!
- End-of-terrace residence positioned down a residential road in the coastal town of Lowestoft
- Suitable choice for first-time buyers or investors, with the opportunity to renovate
- Two reception rooms that are suitable for seating and dining arrangements
- Kitchen fitted with units, an integrated oven and under-counter areas for your appliances
- Ground-floor wet room that is easily accessible, with the potential to modernise
- Two double bedrooms and a single third bedroom, with the option to have a study, dressing room or a nursery
- Low-maintenance garden that is enclosed for privacy
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline





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The Location

Lowestoft is a thriving coastal town located on the Suffolk coastline, celebrated for its maritime heritage, expansive sandy beaches and excellent range of amenities. Combining seaside charm with everyday convenience, the town offers an appealing lifestyle for a wide variety of buyers, with access to shopping, leisure facilities, education and transport links all within easy reach.

Residents benefit from a comprehensive selection of amenities, including supermarkets, independent retailers, cafés, restaurants, healthcare facilities and both primary and secondary schooling. The town centre provides a vibrant mix of national and local businesses, while the bustling seafront offers an array of attractions, scenic promenades and recreational opportunities throughout the year.

The area is particularly well regarded for its coastline, with award-winning beaches, picturesque parks and a selection of walking and cycling routes. Nearby Oulton Broad, one of the gateways to the Norfolk Broads, offers opportunities for boating and waterside leisure, while the surrounding Suffolk countryside provides an abundance of outdoor pursuits.

Lowestoft is well connected to neighbouring towns and cities via established road and rail networks. Regular services provide access to Norwich and the wider region, making the town a practical choice for commuters as well as those seeking a coastal setting with convenient transport links.



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Offered chain free, this end-of-terrace home is situated along a residential road within the coastal town of Lowestoft, presenting an excellent opportunity for first-time buyers, investors or those looking for a property with scope to update and add their own style.

The accommodation offers a practical layout with two reception rooms, naturally lending themselves to separate seating and dining areas. These versatile spaces provide flexibility for everyday living, entertaining guests or creating a comfortable work-from-home environment.

The kitchen is fitted with a range of storage units and benefits from an integrated oven, alongside under-counter spaces for additional appliances. Functional and well positioned, it serves as a solid foundation for future improvement should a buyer wish to modernise.

Completing the ground floor is an accessible wet room, providing convenience and further potential for refurbishment to suit contemporary tastes.

Upstairs, the property offers three bedrooms, including two generous double bedrooms and a third single bedroom. This additional room could be utilised as a nursery, study, dressing room or hobby space, depending on individual requirements.



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Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, featuring serval patio areas and a laid to lawn.

Offering plenty of potential and the advantage of no onward chain, this property represents an exciting opportunity to create a home tailored to your own needs while enjoying the lifestyle benefits of Suffolk's coastline.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

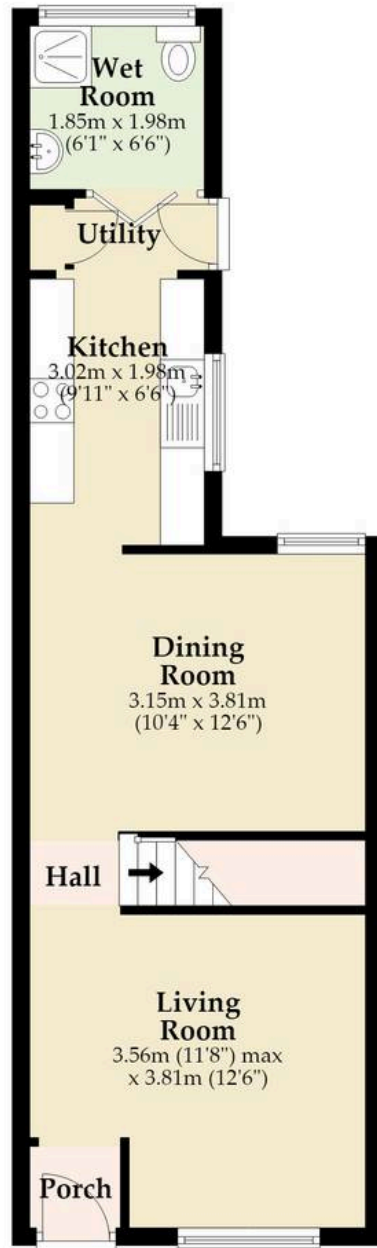
Gas central heating system.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

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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.

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