



29 Hervey Street, Lowestoft

Minors & Brady



29 Hervey Street

Lowestoft

A link-detached property offering excellent potential for refurbishment and redevelopment, currently arranged as a ground floor studio and a spacious first-floor two-bedroom apartment. Vacant and ready for improvement, the building presents a versatile opportunity for investors, developers or buyers seeking a project, with the option to retain the existing layout or explore the creation of a single residence, subject to the necessary consents.

Agents Notes

This property will be sold freehold.

Please note: The ground-floor studio requires complete refurbishment. Buyers are advised to carry out their own due diligence and investigate whether the necessary planning permission and any other required consents would be needed to convert the property for their intended use.

Disclaimer: Please note that the two garages located next to the building are excluded from the title deed and are not included in the sale of the property.

For further information, please call our Oulton Broad office.



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29 Hervey Street

Lowestoft

The Location

Hervey Street is situated in a convenient residential area of Lowestoft, offering easy access to a wide range of local amenities and the many attractions of Suffolk's most easterly town. The area is popular with a variety of buyers, benefiting from its proximity to the town centre, local schools, and excellent transport connections.

Residents enjoy access to an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Lowestoft town centre is within easy reach and provides a comprehensive range of retail, leisure, and everyday amenities.

The property's location also offers convenient access to Lowestoft's award-winning sandy beaches, historic seafront, and attractive public gardens, providing excellent opportunities for coastal walks, outdoor recreation, and family days out. Nearby parks and open green spaces further enhance the appeal of the area, offering pleasant surroundings for relaxation and leisure.

The area benefits from excellent transport links, with Lowestoft railway station providing regular services to Norwich and onward connections across the region. Road links via the A12 and A47 offer convenient access to Great Yarmouth, Norwich, Ipswich, and the wider Norfolk and Suffolk area.



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This link-detached building presents an opportunity for buyers seeking a project with scope for improvement and future potential, subject to any necessary consents.

Currently arranged as two dwellings, the property comprises a ground-floor studio and a first-floor two-bedroom apartment.

The ground-floor studio requires comprehensive refurbishment and is presently configured with timber stud partition walls. The space offers considerable potential to be remodelled as accommodation, a workshop/storage, office space or incorporated into the accommodation above to create one larger residence.

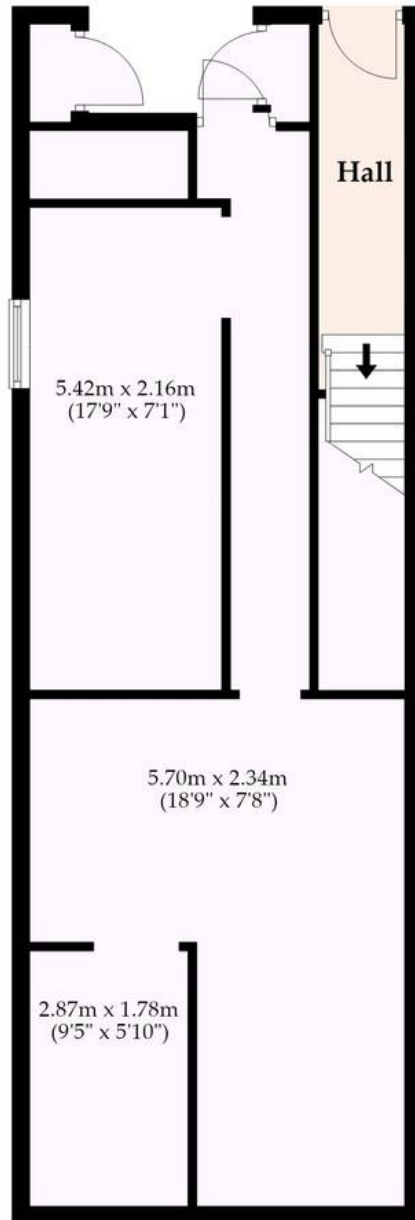
Occupying the first-floor, the apartment provides bright and spacious accommodation. A generous reception room is enhanced by a vaulted ceiling, creating an impressive sense of volume and natural light. The kitchen is fitted with modern cabinetry and includes an integrated oven and washing machine, providing practical day-to-day functionality. There are two bedrooms, served by a bathroom fitted with a contemporary three-piece suite.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

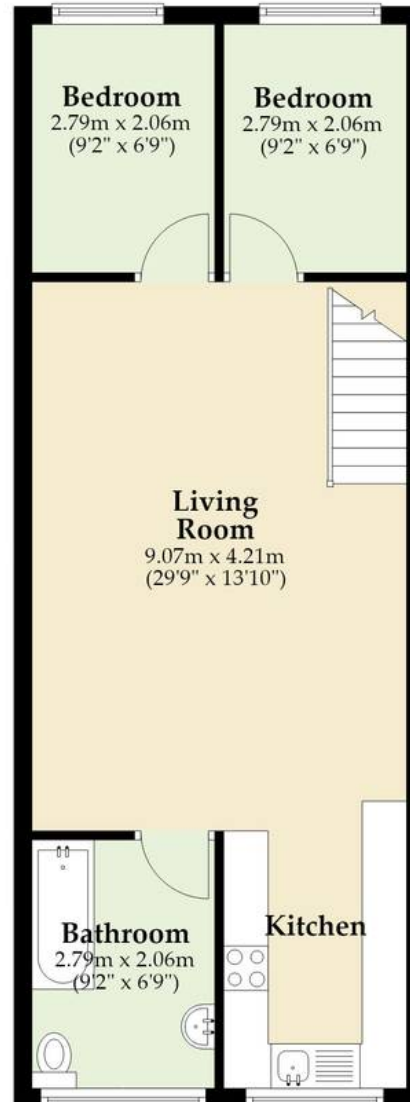
Ground-Floor Studio

Approx. 53.7 sq. metres (578.1 sq. feet)



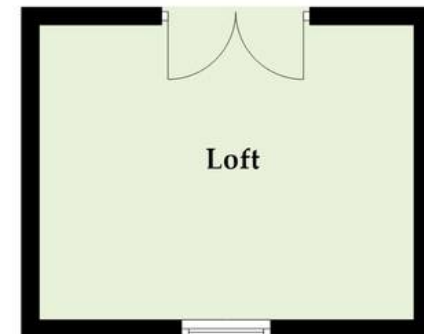
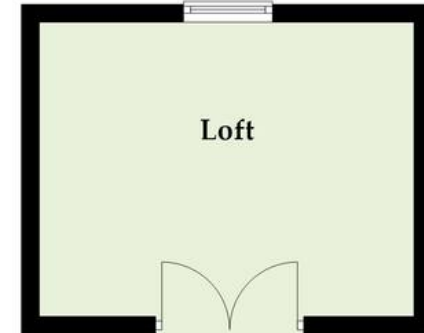
First-Floor Flat

Approx. 50.4 sq. metres (542.5 sq. feet)



Loft

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Loft, Loft)



Total area: approx. 104.1 sq. metres (1120.6 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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Your home, our market

 oultonbroad@minorsandbrady.co.uk  01502 447788  2a Ivy Lane, Oulton Broad, NR33 8QH

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