



1 Clemence Street, Lowestoft

Minors & Brady



1 Clemence Street

Lowestoft

Just moments from the coast and everyday amenities, this chain-free end-of-terrace home offers an exciting opportunity for buyers seeking space, flexibility and potential in a convenient Lowestoft location. The welcoming interior centres around a spacious open-plan living and dining room, ideal for both relaxing and entertaining, whilst three versatile bedrooms, a ground-floor bathroom and first-floor shower room provide practical accommodation for modern lifestyles. Outside, the private rear garden and detached garage add further appeal, creating a home perfectly suited to first-time buyers, families and investors.

- 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
- Open-plan living and dining room creating an effortless flow for everyday living and entertaining
- Kitchen fitted with cabinetry, an integrated oven, a gas hob, a sink/drain unit and spaces for appliances
- Ground-floor bathroom and a first-floor shower room, both comprising classic three-piece suites
- Three bedrooms that are ready for personalisation, with a flexible third bedroom that has the potential to be a home office, dressing room or a nursery
- A private rear garden featuring a laid to lawn and access into the rear garage
- A single garage that is suitable for storage options, or can be converted (subject to consents)
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline

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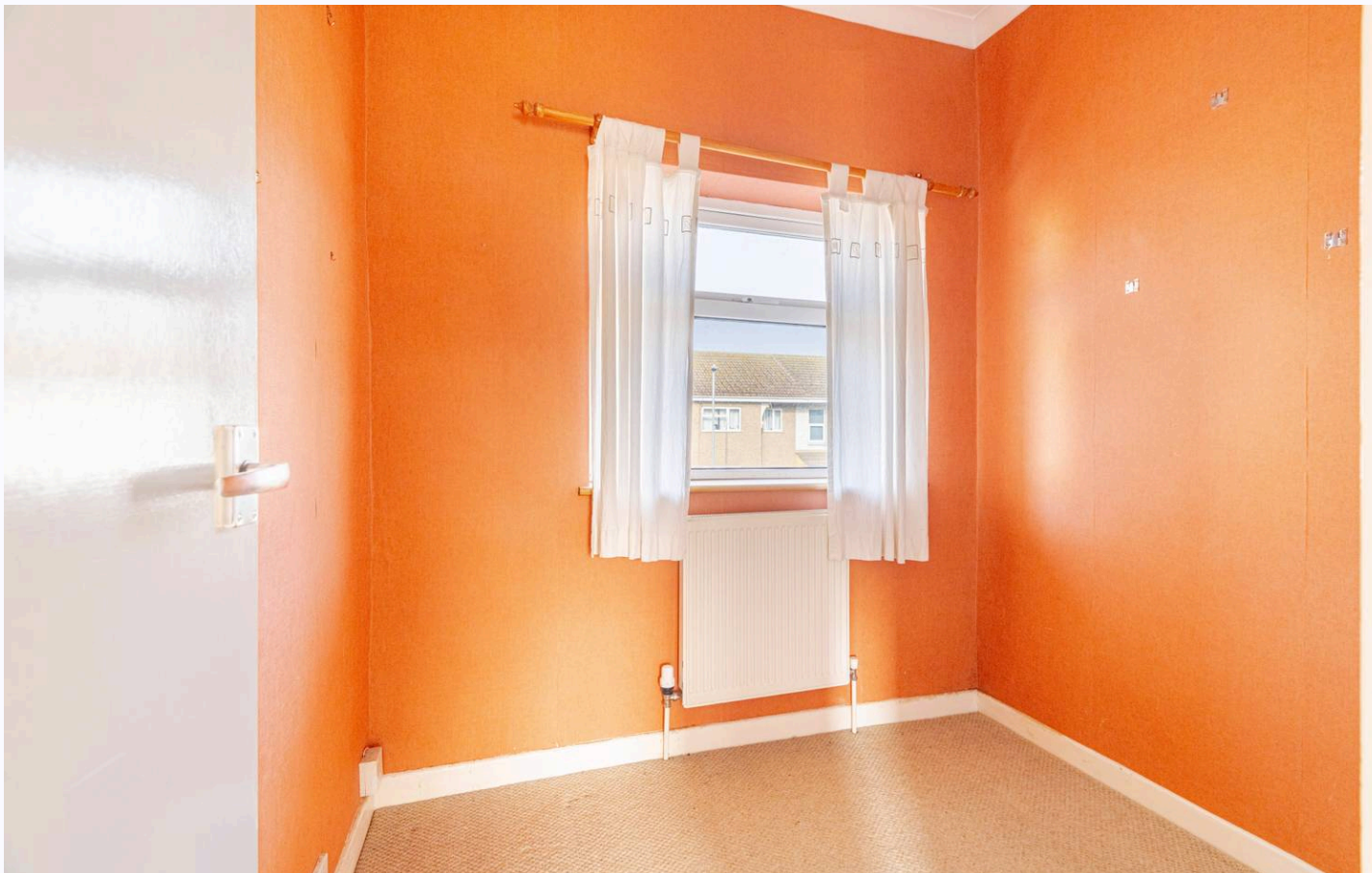
Clemence Street is situated in a convenient area of Lowestoft, offering easy access to a range of local amenities and the many attractions of Suffolk's most easterly town. The area is well placed for access to the town centre, local schools, and transport connections.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, and healthcare facilities, all readily accessible within the town. Lowestoft town centre provides a comprehensive range of everyday amenities and leisure facilities.

Lowestoft's award-winning sandy beaches, historic seafront, and public gardens are within easy reach, providing excellent opportunities for coastal walks and outdoor recreation. The area is also conveniently positioned for access to Oulton Broad, where residents can enjoy waterside walks, boating activities, and a selection of cafés, pubs, and restaurants.

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 throughout Norfolk and Suffolk.





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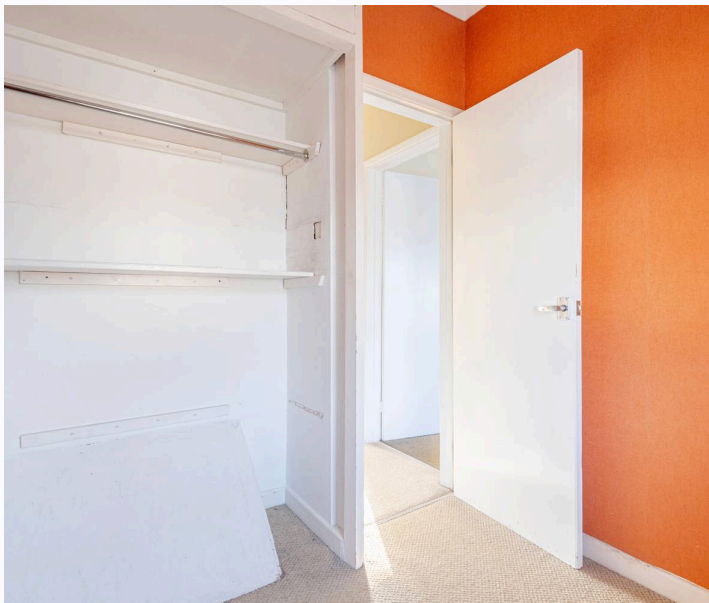
Occupying a desirable position within the coastal town of Lowestoft, this chain-free end-of-terrace home offers an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes.

Upon entering, a welcoming entrance hall provides access to the ground-floor accommodation and sets the tone for the home.

The principal reception space is a bright and spacious open-plan living and dining room, flooded with natural light and designed to encourage both relaxation and entertaining. Offering excellent versatility, the room provides ample space for comfortable seating and a dining arrangement, creating an effortless flow for modern day living.

The kitchen is fitted with a range of cabinetry, an integrated oven, gas hob and sink/drainers unit, together with designated spaces for appliances. Practical and functional, it offers everything required for everyday cooking whilst also presenting scope for future enhancement.

Completing the ground floor is a family bathroom fitted with a classic three-piece suite.



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The first floor hosts three bedrooms, each offering the opportunity for personalisation. The principal and second bedrooms are both well-proportioned, whilst the third bedroom benefits from a built-in wardrobe and could easily serve as a nursery, dressing room or home office, depending on individual requirements.

A shower room with a three-piece suite serves the first-floor accommodation, providing additional convenience for family living.

Outside, the private rear garden is mainly laid to lawn, creating an enjoyable outdoor space for relaxing, entertaining or gardening. The garden also benefits from direct access into the rear garage.

The single garage provides useful storage and workshop potential, whilst also offering scope for conversion, subject to the necessary permissions and consents.

Agents Note

This property will be sold

Connected to mains



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

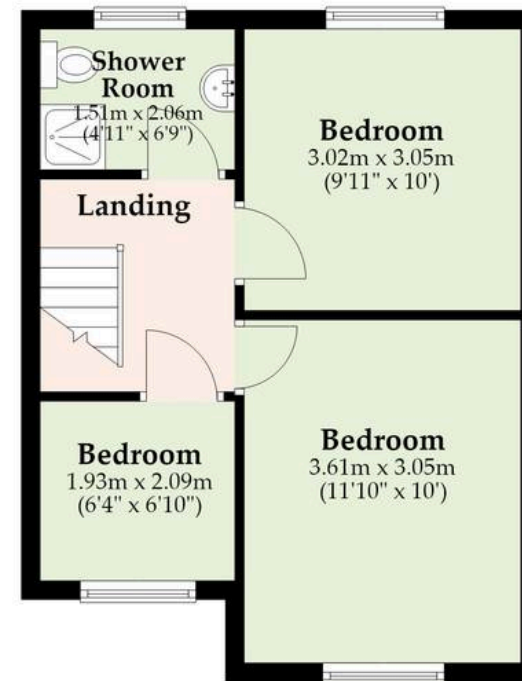
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 83.0 sq. metres (893.1 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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