



18 Notley Road, Lowestoft

Minors & Brady



18 Notley Road

Lowestoft

Investors only, tenant in situ. Offering an immediate investment opportunity in the coastal town of Lowestoft, this well-presented end-of-terrace home features spacious and light-filled accommodation, including a generous living and dining room with a feature fireplace and French doors to the garden, a fitted kitchen with integrated oven and dishwasher, a modern shower room, and three well-proportioned bedrooms. Outside, the property benefits from a large private rear garden with patio, lawn and double gates providing potential rear vehicular access. Conveniently positioned close to local amenities, transport links and the town's renowned coastline, this is an appealing addition to an investment portfolio with established occupancy already in place.

- Investors only, tenant in situ!
- End-of-terrace residence located down a residential road in the coastal town of Lowestoft
- Spacious living and dining room offering a feature fireplace and French doors that open out to the garden
- Kitchen fitted with units, an integrated oven, a dishwasher and areas for your own appliances
- Ground floor shower room comprising of a modern three-piece suite
- Three bedrooms, including a generous-size principal bedroom
- A large, private garden featuring a patio and a laid to lawn
- Double gates at the rear of the property that has the potential to be used as access for parking
- 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

Notley Road is situated in a popular residential area of Lowestoft, offering a convenient setting with easy access to a wide range of local amenities. The area is well regarded for its established community atmosphere, excellent local facilities, and convenient access to both the town centre and the surrounding Suffolk countryside.

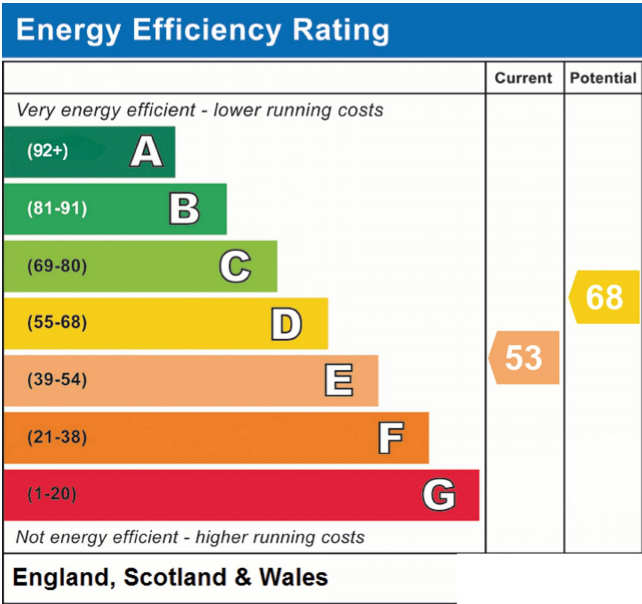
Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. The location is particularly appealing to families, professionals, and retirees alike, with a range of recreational facilities and everyday conveniences close at hand.

Lowestoft's award-winning sandy beaches, historic seafront, and vibrant town centre are within easy reach, providing an excellent selection of shopping, leisure, and entertainment opportunities. Nearby parks and open green spaces offer further opportunities for outdoor recreation and relaxation throughout the year.

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



M&B



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The home is approached via a porch entrance which opens into a bright and welcoming hallway, setting the tone for the accommodation beyond. At the heart of the property is a spacious sitting and dining room, a versatile space designed for both everyday living and entertaining. A feature fireplace provides an attractive focal point, while French doors draw natural light into the room and create a seamless connection with the garden.

The kitchen is thoughtfully arranged with a range of fitted units providing ample storage and workspace. An integrated oven and dishwasher are included, alongside designated spaces for additional appliances, creating a functional setting well suited to modern lifestyles.

Completing the ground floor is a shower room fitted with a modern three-piece suite, offering practicality alongside a clean, modern finish.

Upstairs, the property provides three well-proportioned bedrooms, two with built-in storage cupboards. The generous principal bedroom offers plenty of room for furnishings, helping to maximise floor space and everyday convenience.

Outside, the property continues to impress with a large private rear garden. A patio area provides the ideal spot for outdoor dining and summer gatherings, leading onto an expansive lawn that offers plenty of space for recreation.

Double gates to the rear of the garden present potential for vehicular access for parking.

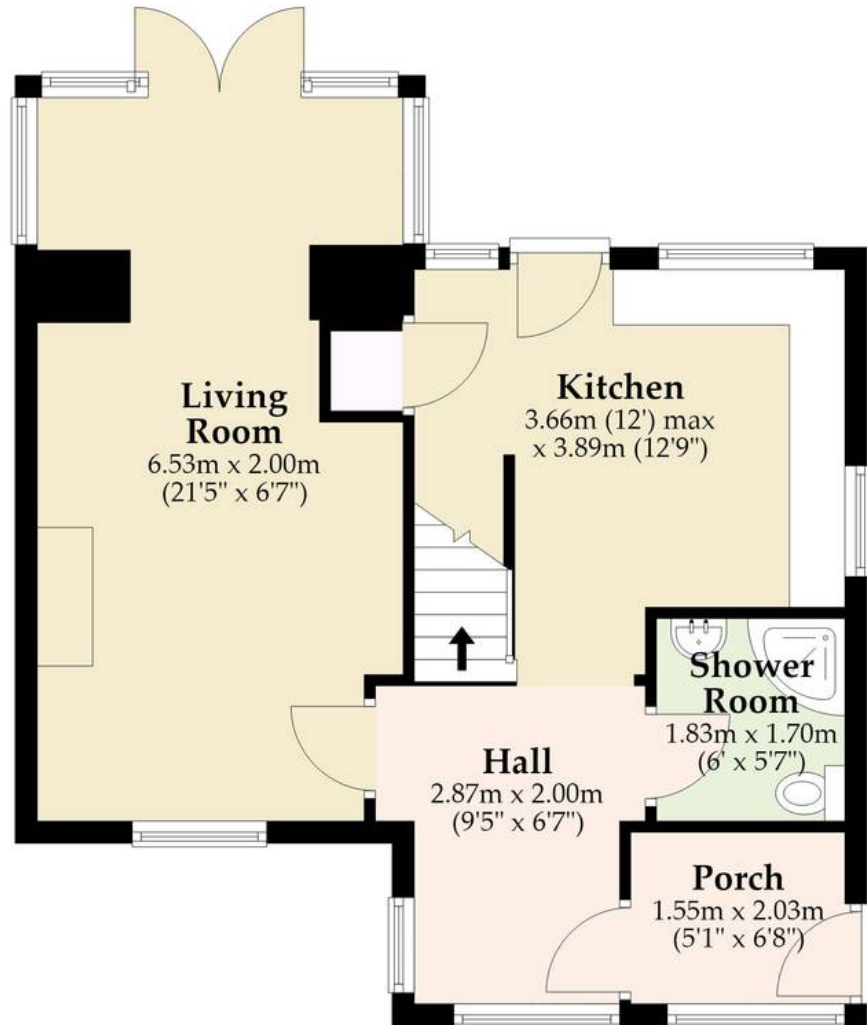
Agents Notes

This property will be sold Freehold.



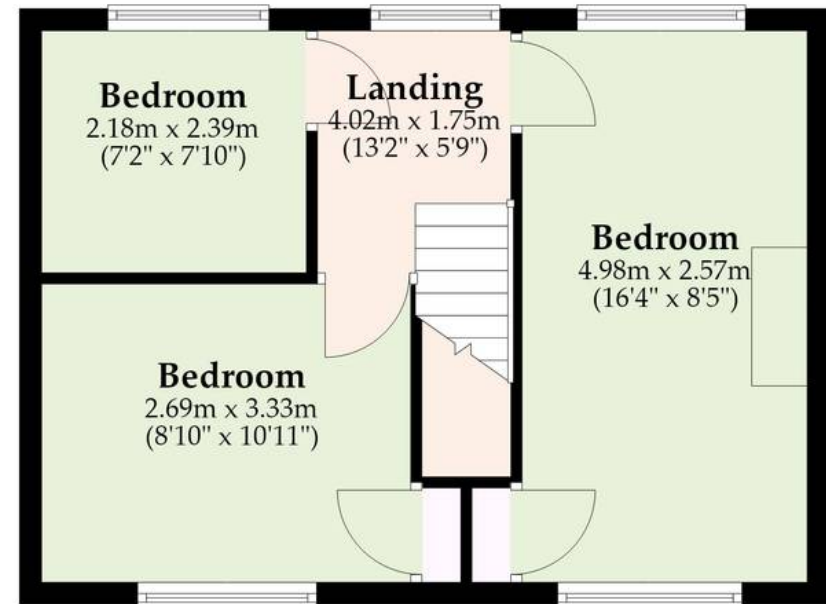
Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 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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