

## 3 Ashby Road, Lowestoft

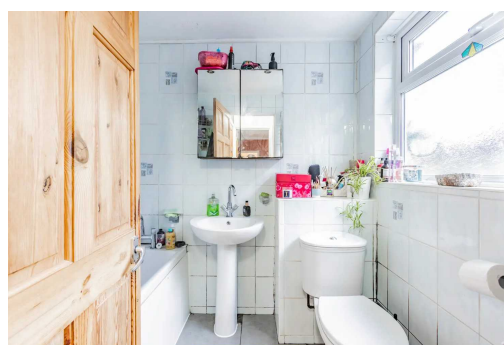
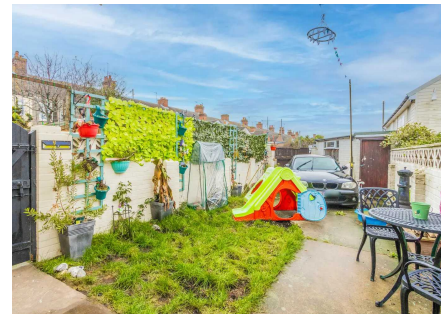
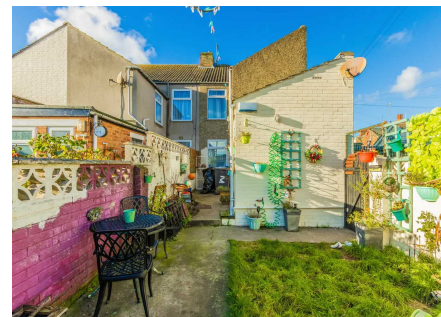
£130,000 Freehold

Offering an opportunity for first time buyers or someone looking to live close to the coast. Nestled in the seaside town of Lowestoft, being in close proximity to all local amenities and natural surroundings. The accommodation consists of two reception rooms, fitted kitchen, three bedrooms and a bathroom. Externally you will discover on road parking and an enclosed courtyard

Council Tax band: A

Tenure: Freehold

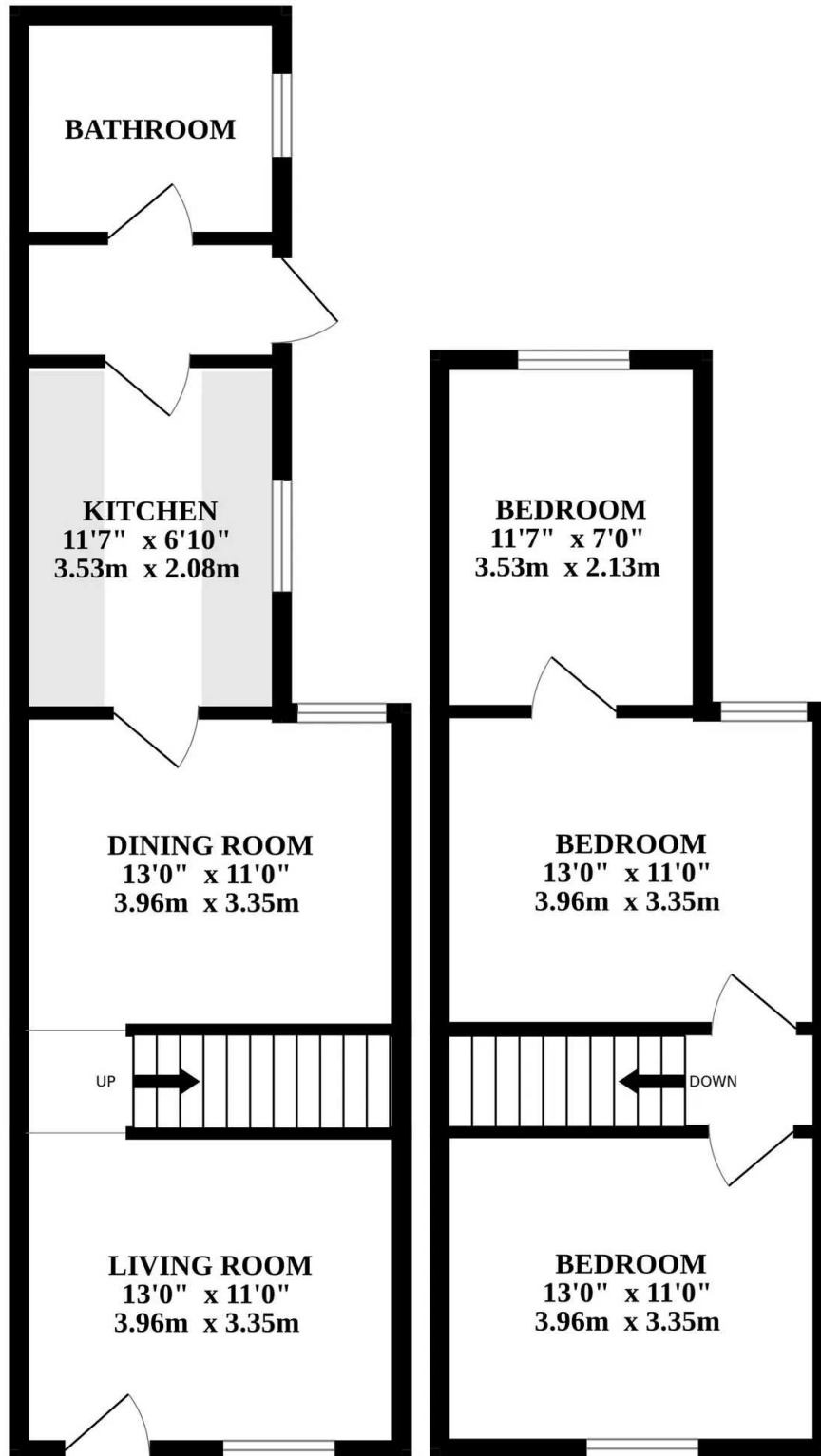
This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		

GROUND FLOOR

1ST FLOOR



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.  
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Step inside where you are instantly greeted by two welcoming reception rooms, offering flexibility for various uses, such as showcasing comfortable furniture or setting up a dining area. The kitchen is fitted with units and appliances to cook your favourite meals, offering plenty of storage space and designated areas for your laundry goods. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Heading up the staircase to the first floor, you will find three bedrooms, designed to offer you relaxation and privacy. The third bedroom can be versatile, with the potential to be a study, dressing room or spare bedroom.

At the front of the property is on road parking available, with gated access to your entrance hall. At the rear of the property is an enclosed courtyard, completed with an outbuilding.

#### AGENTS NOTES

We understand that the property is freehold.  
Connected to mains electricity, water, gas and drainage.  
Heating system - Gas central heating.  
Double glazed windows.  
Council Tax Band: A

