



## 3 Northgate, Lowestoft

Guide Price £150,000



# 3 Northgate

Lowestoft, Lowestoft

OPEN DAY 19TH OCTOBER 2024. CALL TO BOOK.

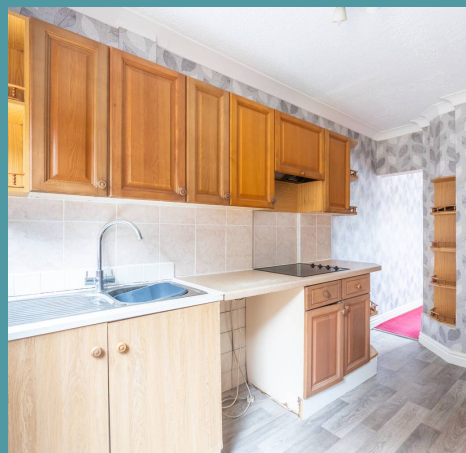
Nestled in a popular location and offered with no chain, this inviting two-bedroom mid-terraced house presents an exceptional opportunity for first-time buyers or investors seeking a move-in ready property in a highly sought-after area. Offering a spacious and well-appointed interior, coupled with its convenient location and ample parking, this property presents an excellent opportunity for those looking to secure a comfortable and welcoming home in a desirable neighbourhood.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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Lowestoft, Lowestoft

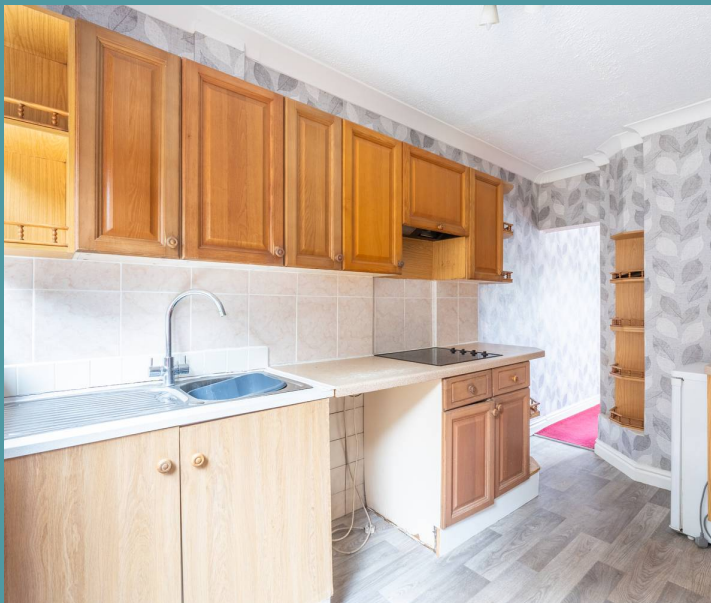
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### Location

Nestled in the vibrant coastal town of Lowestoft, Northgate offers a prime location that combines seaside charm with urban convenience. Situated just a stone's throw from the town centre, this address places you within easy reach of a variety of local amenities, including shopping, dining, and leisure options. Lowestoft's award-winning sandy beaches are just a short walk away, providing the perfect backdrop for leisurely strolls, water sports, and family days out. Excellent transport links make commuting a breeze, with Lowestoft Railway Station offering direct services to Norwich and Ipswich. Nearby, the historic North Lowestoft High Street features a delightful mix of independent shops and cafés, adding to the area's unique character. Whether you're looking to explore the natural beauty of the Suffolk Coast or enjoy the vibrant local community, this location is ideally positioned to offer the best of coastal living.

### Northgate

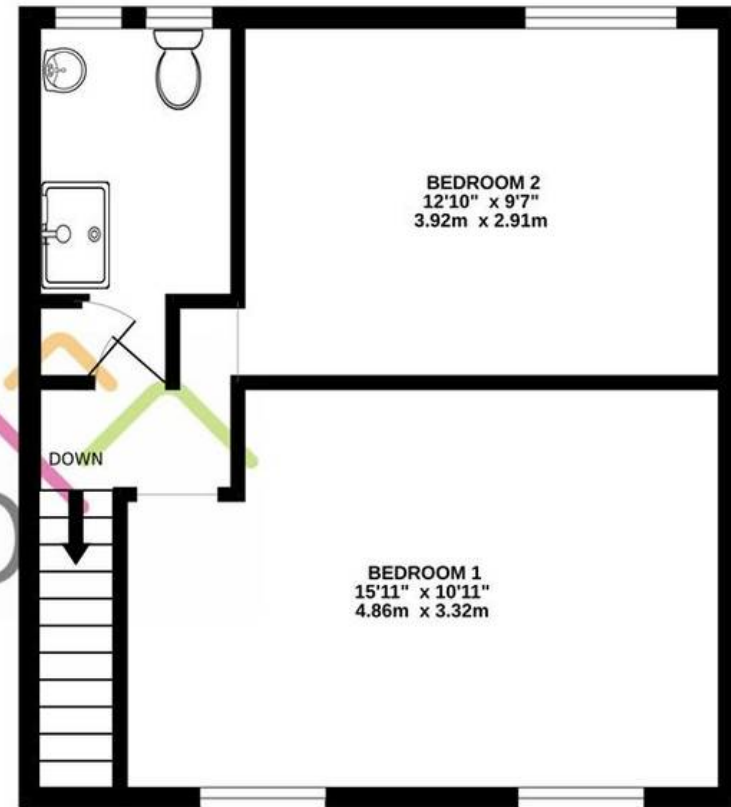
Upon entering the home, you are greeted by a



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



NORTHGATE, LOWESTOFT, SUFFOLK, NR32 2RJ

TOTAL FLOOR AREA : 745 sq.ft. (69.3 sq.m.) approx.

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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