

**Aldreds**  
Estate Agents



205 & 205a London Road South

Kirkley, Lowestoft, NR33 0DS

Asking Price £125,000



## 205 & 205a London Road

Kirkley, Lowestoft, NR33 0DS

\*\*\* SHOP AND FLAT \*\*\* Aldreds are delighted to offer this shop and two bedroom maisonette situated in a very good secondary trading location alongside the A47 allowing for lots of passing trade. The shop is in good condition throughout with a large trading area and good display window with a kitchen area and toilet. On the first floor there is a two storey maisonette which does need some updating works. The versatile accommodation includes a private entrance door, private entrance hall, lounge, kitchen, shower room and bedroom. On the second floor there is a master bedroom. The property would be ideal as a work from home opportunity or an investment as the shop and maisonette have separate entrances allowing for two possible rental incomes. Set at a very realistic asking price early viewing is strongly recommended.

### Main Shop Trading Area

27'5" x 13'6" (8.36 x 4.13)

Laminate flooring, power points, large display window (2.6m).

### Rear Kitchen Area

Rolltop work surface, stainless steel sink, wall mounted cupboard, door leading to rear garden.

### Storage Area

Laminate flooring, power points.

### WC

Laminate flooring, low level WC, wall mounted sink with tiled splashbacks.

### Outside

Courtyard garden enclosed by high brick walls with brick storage shed.

### Maisonette

Private entrance door leading to private entrance hall with stairs rising to the two storey maisonette.

### Galleried Hallway

Stairs rising to second floor.





### Lounge

13'11" x 11'7" (4.25 x 3.54)

uPVC window, power points, wall mounted electric heater.

### Kitchen

12'3" x 6'0" (3.74 x 1.84)

A range of fitted kitchen units, stainless steel sink, power points, recess for white goods, rolltop work surfaces.

### Shower Room

Fully tiled shower cubicle, low level WC, pedestal sink, tiled splashbacks, extractor fan.

### Bedroom 2

8'7" x 6'4" (2.64 x 1.94)

Power points, wall mounted electric heater, uPVC window.

### Second Floor Landing

Fitted carpet.

### Bedroom 1

13'6" x 11'10" (4.14 x 3.61)

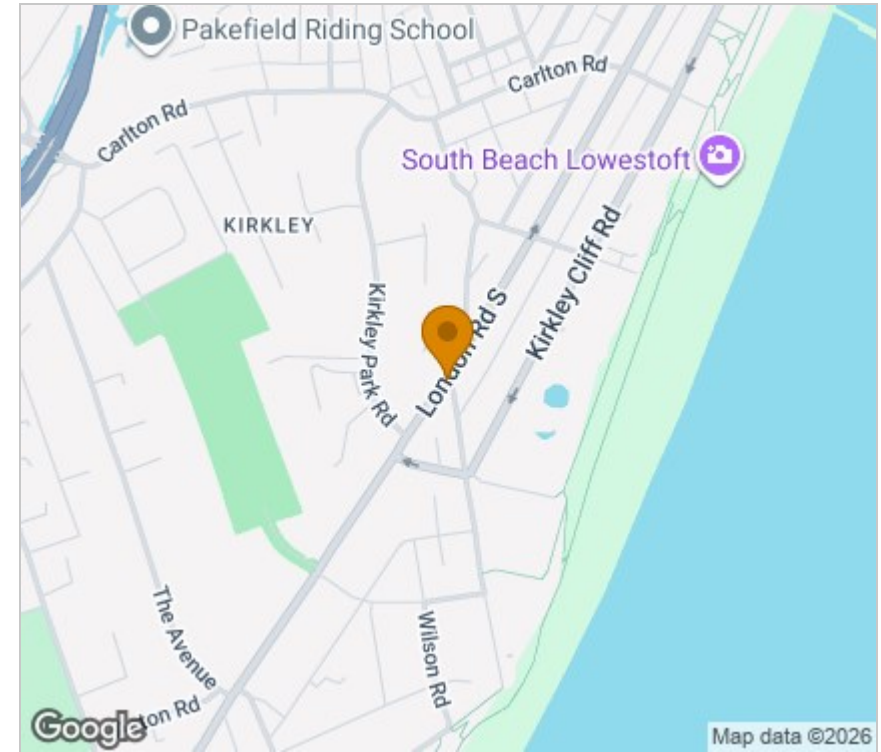
Stripped floorboards, fitted storage cupboard, power points.



## Floor Plan



## Area Map



## Viewing

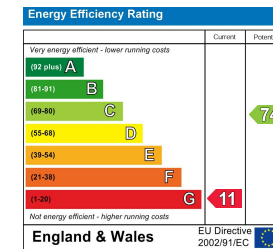
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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