

**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



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

