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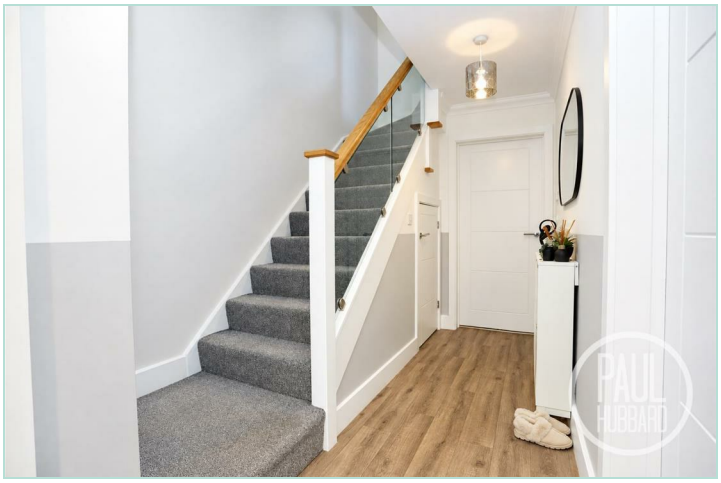
Lime Avenue

Lowestoft, NR32 3FH

- Well presented semi detached family home
- 3 bedrooms with ensuite to master
- Open plan kitchen/diner
- Sitting room with French doors to garden
- 2 bathrooms with additional downstairs cloakroom
- Off Road parking for multiple vehicles
- Gas central heating with combi boiler
- EV charging point
- Built in storage throughout
- Close to local shops schools and amenities

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Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance hall

UPVC door opens into the entrance hall, laminate flooring, radiator, doors opening to the cloakroom, kitchen/diner, sitting room as well as storage cupboard and aditional understair storage. Stairs lead up to the first floor landing.

Cloakroom

1.82m x 0.84m max

Obscure UPVC double glazed window to the front aspect, laminate flooring, radiator, toilet and a pedistal wash basin.

Kitchen/ Diner

5.12m x 2.54m

UPVC double glazed windows to the front and side aspects, laminate flooring, radiator, units above and below with inset composite sink and drainer with mixer tap, laminate work surfaces, integrated oven, hob and extractor hood as well as fridge/freezer, dishwasher and washing machine.

Sitting room

4.80m x 3.27m

UPVC double glazed window and french doors open into the garden, fitted carpet, and a radiator.

Stairs leading to the first floor landing

Fitted carpet, doors leading to bedrooms and bath room as well as a storage cupboard housing the gas combi boiler.

Bedroom 1

3.69m x 3/28m

UPVC double glazed windows to the front and side aspects, fitted carpet, radiator and a door leading to the ensuite.



Ensuite
2.55m x 0.98m
Obscure UPVC double glazed window to the front aspect, vinyl flooring, part tiled walls, toilet, pedestal wash basin and a walk in shower cubicle with mains fed shower.

Bathroom
2.14m x 1.85m max
Obscure UPVC double glazed window to the side aspect, vinyl flooring, part tiled walls, heated towel rail, toilet, pedistal wash basin and a panelled bath with mixer tap.



Bedroom 2
2.91m x 2.36m max
UPVC double glazed window to the rear aspect, fitted carpet and a radiator.

Bedroom 3
2.90m x 2.14m
UPVC double glazed window to the rear aspect, fitted carpet and a radiator.



Garage
6.01m x 2.84m
Single garage with up and over door, pedestrian side access door and electric.

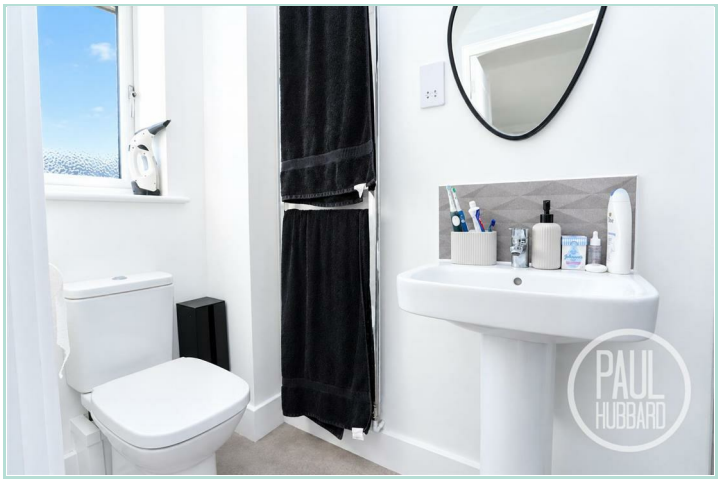
Outside
Front
A gravelled driveway leads to a paved pathway and the entrance door, with areas of lawn to either side. Opposite the entrance is an allocated brick-weave parking space. To the side of the property, a further brick-weave driveway provides access to the garage, with additional parking spaces to the front. An EV charging point is also fitted to the side of the property. A timber gate provides access through to the rear garden.



Rear
The rear garden is enclosed by panel fencing and features a paved patio area leading onto a lawned garden. A side gate provides access to the front of the property, while a separate pedestrian door offers convenient access into the garage.


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Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

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Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

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85
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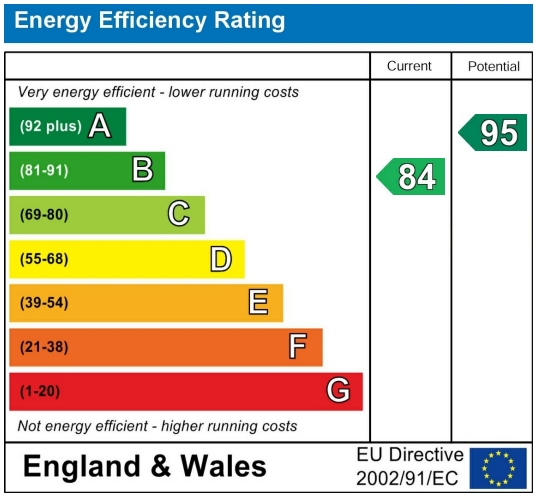

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Tenure: Freehold
Council Tax Band: B
EPC Rating: B
Local Authority: East Suffolk Council





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements