



## 62 Montgomery Avenue

, Lowestoft, NR32 4DX

Offers Over £180,000



**\*\*CHAIN FREE\*\*** This chain-free three-bedroom end terrace home offers excellent potential for buyers looking to personalise a property to their own taste. Featuring a spacious sitting room, a practical kitchen/diner, and a first-floor bathroom, the home is well suited for family living. Externally, it benefits from a large rear garden and off-road parking. Ideally located close to local shops and amenities, this property presents a fantastic opportunity for first-time buyers or investors alike.





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall

Entrance door to the front aspect, UPVC double glazed window to the side, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen and a storage cupboard.

Sitting room

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

Kitchen/ Diner

UPVC double glazed window to the rear aspect, laminate and vinyl flooring throughout, part tiled walls, units above and below, composite sink with drainer, spaces for appliances and French doors opening to the rear garden.

Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to the bathroom, storage cupboard and bedrooms 1-3.

Bathroom

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, bath with overhead shower and a toilet.

Bedroom 1

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

Bedroom 2

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, loft hatch and a storage cupboard.

Bedroom 3

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and a storage cupboard.

Outside

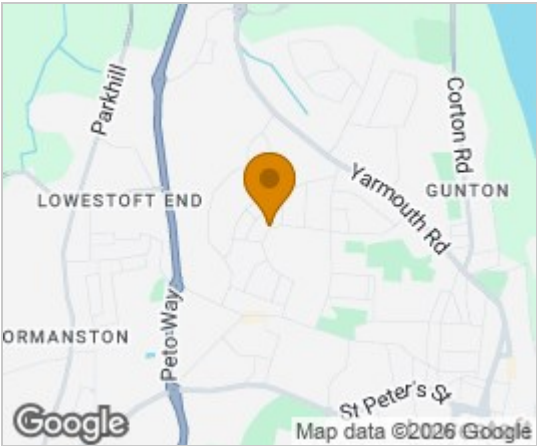
To the front, there is a slate pathway leading to the main entrance door, alongside a laid lawn with a selection of plants and shrubs. The property also benefits from a storm porch and access to the rear.

To the rear, the garden features a laid lawn, patio area, and a variety of plants, trees, and shrubs. The space also benefits from a garden shed and direct access to the outbuilding. There is rear access providing off-road parking. The garden is fully enclosed with fencing and includes a gated side entrance leading to the front of the property

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.

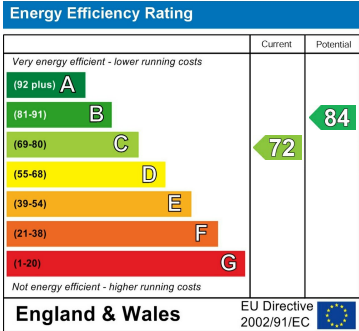
Area Map



Floor Plans



Energy Efficiency Graph



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