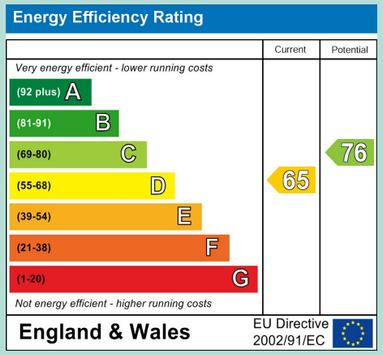
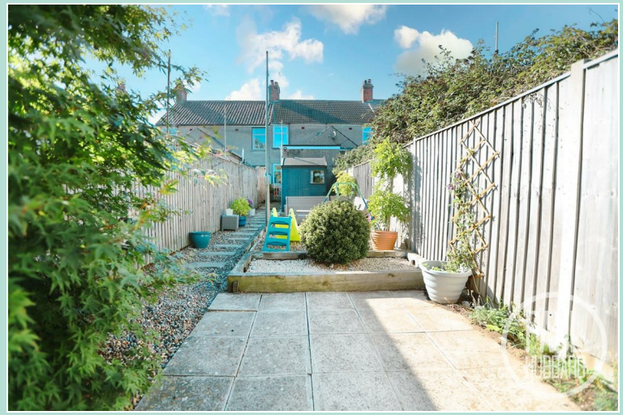
Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council











Somerton Avenue

Lowestoft, NR32 4EZ

- Two well-proportioned bedrooms, with built-in wardrobe to bedroom two
- Ideal for a first time buyer
- Fitted kitchen with integrated oven, hob and extractor
- Separate dining room with useful under-stair storage
- Rear porch providing additional storage and garden access
- Ground floor bathroom with bath and electric shower
- Front and rear gardens with mature shrubs and established trees
- Popular north Lowestoft location
- Close to local shops, schools and amenities
- Great transport links nearby

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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









Location - Lowestoft

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.

Sitting Room

3.73 x 3.59 max

UPVC entrance door and window to the front aspect open into the sitting room, laminate flooring, radiator, a cupboard housing the consumer unit and a timbre door leads through to the dining room.

Dining Room

3.73 x 3.60 max

UPVC double glazed window to the rear aspect, vinyl flooring, radiator, understair storage cupboard, an opening leads into the kitchen and stairs lead to the first floor landing.

Kitchen

3.53 x 2.29

UPVC double glazed window to the side aspect, laminate flooring, radiator, units above and below, inset granite sink and drainer with mixer tap, oven, hob and extractor hood. With spaces for fridge freezer, dishwasher, washer/dryer. A cupboard also houses the boiler and an opening leads to the rear porch.

Rear Porch

2.36 x 0.90 max into cupboard

Vinyl flooring, storage cupboard housing the water tank, a timbre door leading to bathroom and an obscure UPVC door leading to side aspect and rear garden.

Bathroom

2.29 x 1.75

Obscure UPVC double glazed window to the side aspect, laminate flooring, heated towel rail, bath with mixer tap, electric shower and glass screen. Also a vanity unit with inset wash basin and toilet with hidden cistern.

Stairs leading to the first floor landing

Fitted carpet, access to the loft hatch and timbre hand rails.

Bedroom 1

3.73 x 3.59

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

Bedroom 2

3.59 x 2.96

UPVC double glazed window to the rear aspect vinyl flooring, radiator and a built in wardrobe.

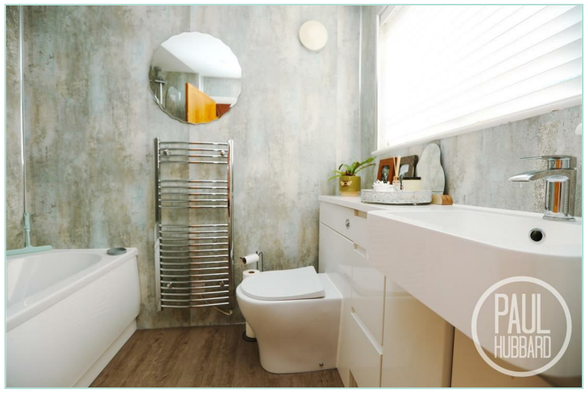
Outside

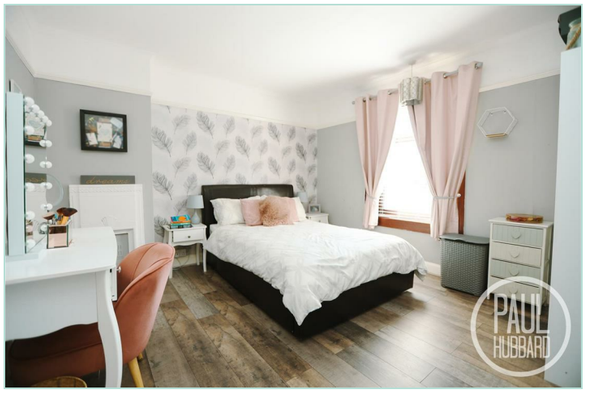
Front

To the front of the property, brick walling and timber fencing enclose the garden, with a brick-weave pathway leading to the entrance door. To the side of the pathway is a laid lawn with mature shrubs and established trees, creating a pleasant frontage.

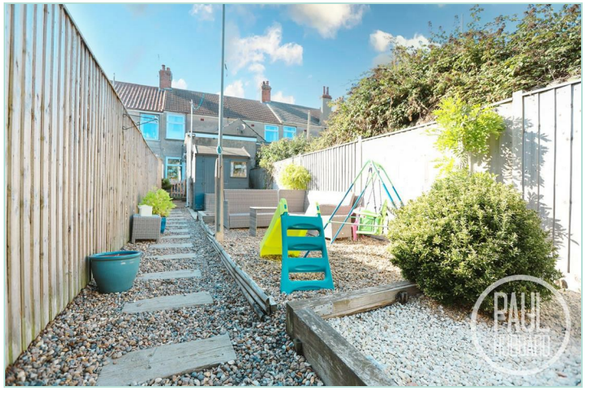
Rear

To the rear of the property, a concrete pathway runs along the side of the house, leading to a shingle area and paved patio, with a timber shed and panelled fencing to the boundaries. An outside tap is also provided. A further paved area at the bottom of the garden provides a convenient space for bins. Shingle borders are planted with a variety of mature shrubs and trees, while a rear gate provides access to the back alleyway.









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.

Buyer AML - £42 inc VAT

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.