

£200,000  
Offers Over



## Montgomery Avenue

Lowestoft, NR32 4DX

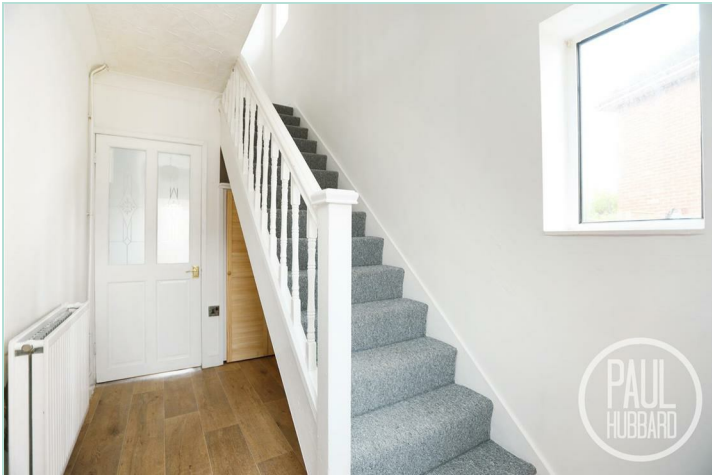
- Chain free
- Three-bedroom end-terrace house
- Spacious sitting room
- Kitchen/diner ideal for family living
- First floor bathroom
- Generous rear garden
- Off-road parking to the rear
- Great potential to modernise
- Opportunity to put your own stamp on the property
- Convenient location close to local shops and amenities





### 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.







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

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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