

£165,000
Asking Price



Lloyds Avenue Kessingland, NR33 7TU

- Mid-terrace bungalow
- 2 double bedrooms
- Chain free
- Tucked away in a sought after part of Kessingland
- Allocated off road parking space
- Good size lounge/ diner
- Gas central heating with combi boiler
- UPVC double glazing
- Perfect for putting your own stamp on
- Close to local amenities shops and schools





Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.



Porch

1.77 x 1.25

UPVC entrance door to the front aspect, fitted carpet, space for storing coats & shoes, UPVC double glazed windows to the front & side aspect and a door opens into the lounge/diner.



Lounge/ Diner

5.12 max x 4.06 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace, built-in storage cupboard and doors open into the hallway & kitchen.



Kitchen

2.67 x 2.53

Tile flooring, timber frame internal window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, built-in extractor fan, space for an oven, washing machine & a tumble dryer and a door opens into the utility room.

Utility Room

2.22 x 1.74

Tile flooring, UPVC double glazed windows to the side & rear aspect, space for a fridge freezer and a UPVC door opens out to the rear garden.

Hallway

Fitted carpet, radiator, loft access, built-in airing cupboard and doors opening to bedrooms 1-2 & the bathroom.



Bedroom 1

4.02 x 2.84

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

3.78 x 2.83

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.22 x 1.51

Vinyl tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, part-tiled walls, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.



Outside

A welcoming paved frontage framed by mature shrubs, planting, and a charming tree, partially enclosed with a brick wall and panel fencing. A small step leads you to the main entrance porch.



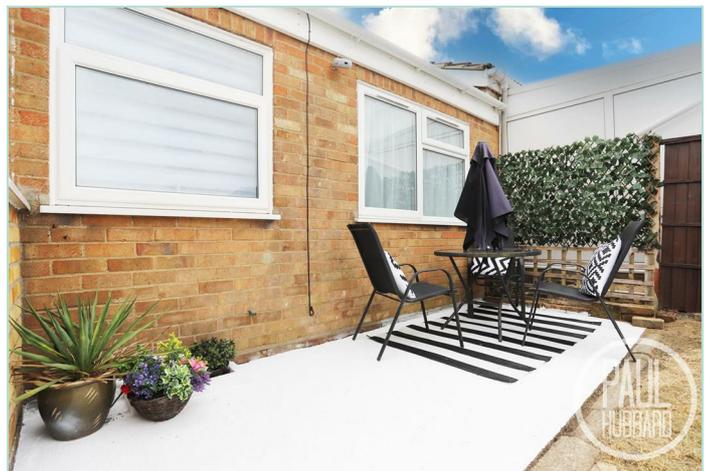
The rear garden offers the perfect balance of relaxation and practicality, with a neatly laid lawn, patio area ideal for outdoor dining, and shingle borders with natural planting. A timber storage shed provides extra space, while secure panel fencing and gated access lead to a private allocated parking space.

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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LLOYDS AVENUE
 648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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