

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**£180,000**  
 Asking Price



LLOYDS AVENUE  
 689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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 is given as to their operability or efficiency can be given. Made with Metropix ©2025



**Lloyds Avenue**  
 Kessingland, NR33 7TP

- Chain free
- Two separate bedrooms
- Garage with off road parking
- Garden to the rear
- Opportunity to put your own stamp on it!
- Gas central heating
- Sought after Kessingland location
- Close to local amenities and shops
- Spacious kitchen/diner
- UPVC double glazing



Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
 www.paulhubbardonline.com  
 01502 531218  
 info@paulhubbardonline.com

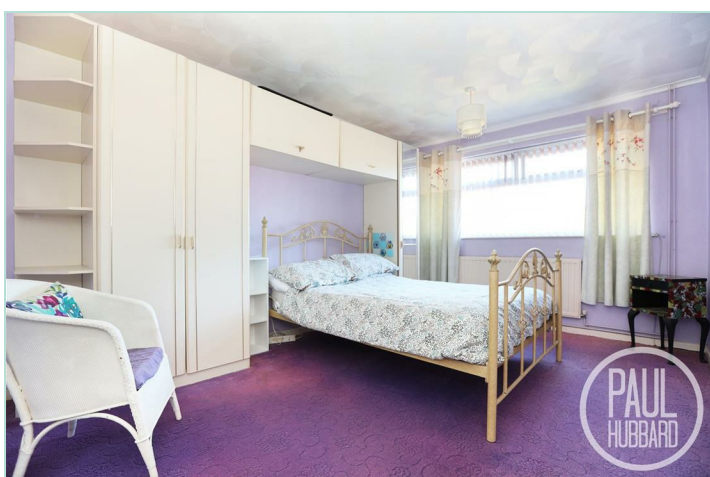
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

e - info@paulhubbardonline.com t - 01502 531218



### Location

This 2 bedroom bungalow 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

1.52m x 0.78m  
UPVC double glazed window and door to the front aspect, carpet flooring throughout, an internal obscure window and a door opens to the hallway.

### Hallway

Carpet flooring throughout, loft access, a radiator and doors opening to the sitting room, kitchen, shower room, a storage cupboard and bedrooms 1-2.



### Sitting room

4.51m x 3.78m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a feature fireplace.

### Kitchen

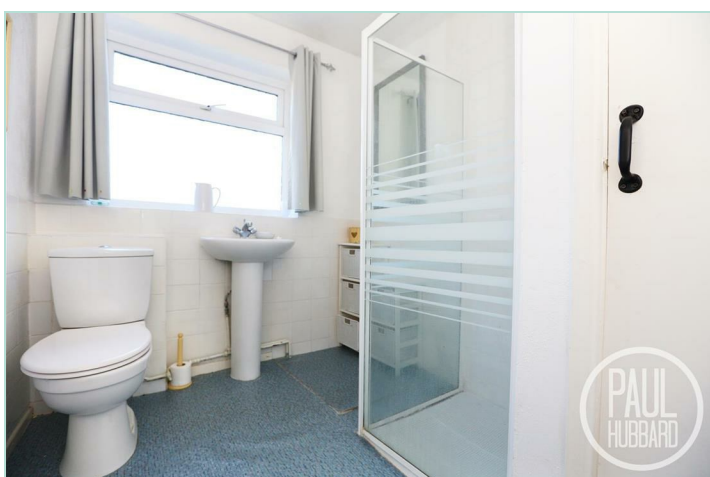
3.49m x 2.95m  
Internal window to the rear aspect, vinyl flooring throughout, units above and below, stainless steel sink with drainer, spaces for an oven, fridge, freezer, washing machine, a wall mounted gas boiler, a radiator and a door opens to the conservatory.

### Bedroom 1

4.33m x 3.04m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in wardrobe.

### Bedroom 2

3.19m x 2.65m  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.



### Shower room

2.46m x 1.97m  
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, pedestal wash basin, shower within an enclosed glass cubicle, a toilet, radiator and storage cupboard.

### Conservatory

2.09m x 1.50m  
Windows surround, vinyl flooring throughout and a door opens to the rear garden.

### Outside

To the front, a paved pathway leads to the entrance door, accompanied by a laid lawn with plants and shrubs. The property features fencing to the side, a garage to the front, and off-road parking.

To the rear, the garden features a paved pathway leading to a patio area and a laid lawn, complemented by a decorative stone section, plants, and shrubs. Enclosed by fencing for privacy, it also benefits from gated access to the rear pathway.

### Garage

Located in nearby block.

### 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.

