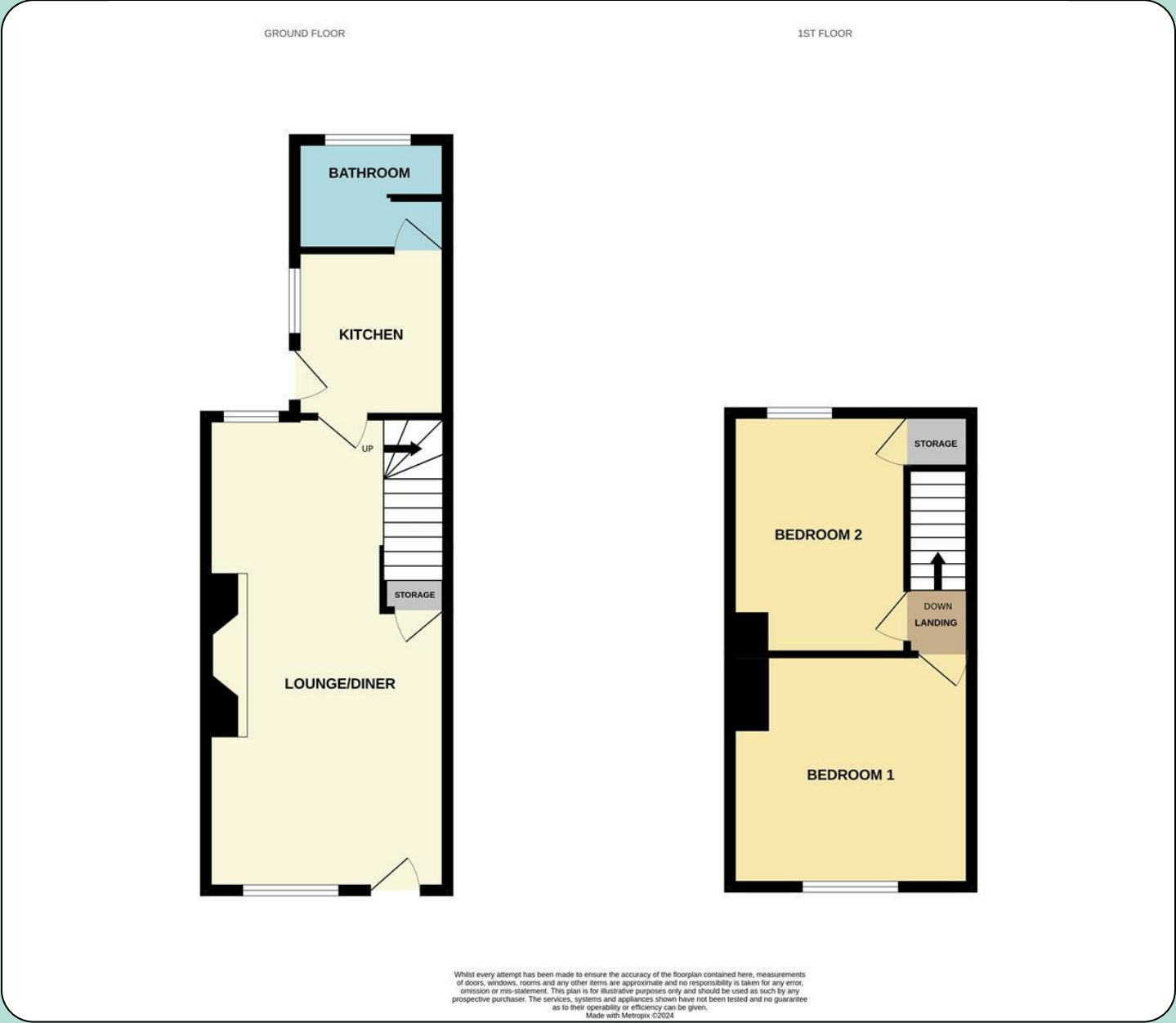


Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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

£150,000
Asking Price



Somerton Avenue

Lowestoft, NR32 4EZ

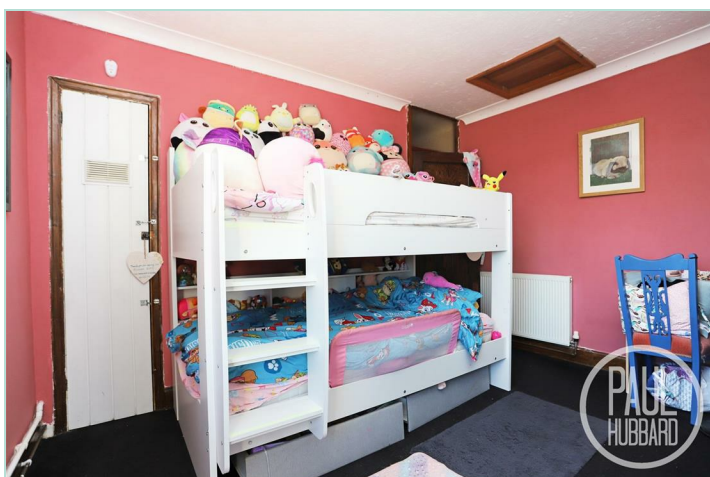
- Ideal mid terrace home
- 2 double bedrooms
- Chain free
- Spacious open-plan lounge/diner
- Opportunity for off road parking at the rear (subject to necessary works/ planning)
- Ground floor bathroom
- Double glazed throughout
- Close to local amenities & schools
- Perfect for putting your own stamp on it
- Perfect first home or investment property

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





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.

Lounge/Diner

7.33 x 3.75

UPVC entrance door & double glazed window to the front aspect, fitted carpet, UPVC double glazed window to the rear aspect, electric fireplace, radiator, under-stair storage cupboard, stairs leading to the first floor landing and a door opens to the kitchen.

Kitchen

2.53 x 2.36

Tile flooring, UPVC double glazed window & door to the side aspect, units above & below, laminate work surface, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for a fridge, oven & washing machine and a door opens to the bathroom.

Bathroom

2.35 x 1.70

A lobby area with a radiator & an opening to the main bathroom, vinyl flooring, UPVC double glazed window to the rear aspect, part tiled walls, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap, a mains-fed shower above and a glass shower door.

Stairs leading to the first floor landing

Fitted carpet, loft access hatch and doors opening to bedrooms 1 & 2.

Bedroom 1

3.76 x 3.61

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

Bedroom 2

3.61 x 2.92

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access hatch and a built-in storage cupboard (housing the gas combi boiler).

Outside

The property features a gated entrance that opens to a low-maintenance shingled front garden, complemented by a pathway leading to the main entrance door. The area is partially enclosed by a panel fence surround for added privacy.

To the rear, the garden offers a laid lawn with a patio area and mature shrub borders, all enclosed by a secure panel fence. A gated access leads to an additional patio area with raised planters, positioned in front of a brick-built outhouse. Further gated access opens to a vehicular service road at the rear, presenting the potential for off-road parking, subject to necessary works being completed.

Brick-built outhouse

2.27 x 2.78

A versatile space offering excellent storage potential, with the opportunity to transform it into a workspace or, subject to planning approval, remove it to create off-road parking or a garage.

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.

