www.paulhubbardonline.com

£210,000
Asking Price







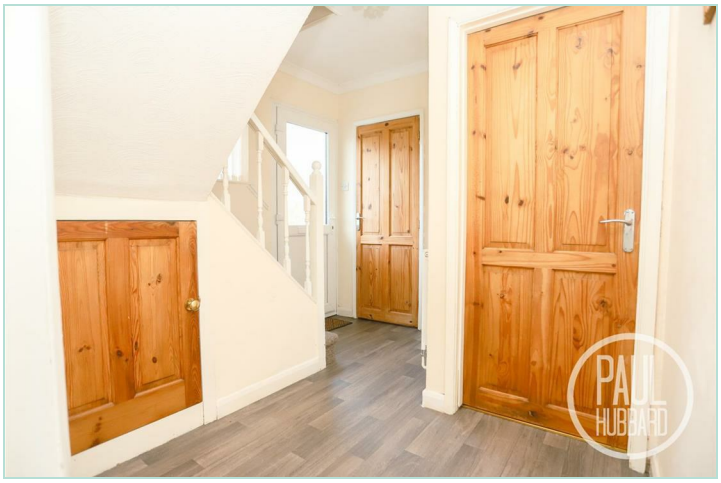
Martins Avenue

Suffolk, NR33 0LX

- Ideal Semi detached property
- 2 bedrooms
- South facing rear garden
- Newly fitted gas combi boiler with gurantee
- Off Road parking for multiple vehicles with a garage
- Spacious open plan Lounge/diner
- Ample storage throughout
- Close walking distance to the local park
- Close to local shops, schools and amenities
- Great transport links nearby

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e - info@paulhubbardonline.com t - 01502 531218









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.

Entrance hall

Obscure UPVC door opens to the entrance hall with a UPVC double glazed window to the front aspect, laminate flooring, radiator, doors leading to lounge/diner,kitchen, storage cupboard and understair storage.

Storage cupboard

UPVC double glazed window to the front aspect, fitted carpet, electric and the consumer unit.

Kitchen

2.64m x 2.12m max

UPVC double glazed window to the rear aspect, vinyl flooring, radiator, units above and below with inset stainless steel sink and drainer with mixer tap, integrated oven, hob and extractor hood. Spaces for fridge and washing machine. Laminate work surfaces and a door leads to the sun room.

Sun room

2.56m x 2.16m

UPVC double glazed windows to the rear and side aspects, sliding double glazed doors leading to the patio and garden. Tiled flooring and exposed brick walls.

Lounge/diner

6.54m x 4.08m max

UPVC double glazed windows to the front, side and rear aspects, fitted carpet, 2 x radiators and an electric feature fireplace.

Stairs leading to the first floor landing

Fitted carpet, timber bannister and a cupboard housing the newly fitted gas combi boiler.

Bedroom 1

4.12m x 2.87m max

UPVC double glazed window to the rear aspect, fitted carpet, radiator and built in wardrobes.

Bathroom

1.79m x 1.69m max

Obscure UPVC double glazed window to the rear aspect, vinyl flooring, toilet, pedistal wash basin with hot and cold taps and a panelled bath with hot and cold taps also.

Bedroom 2

3.54m x 2.02m max

UPVC double glazed window to the rear aspect, fitted carpet, radiator and extra space for storage or utilising as a study area.









Outside

Front

To the front of the property, a concrete driveway extends along the side of the house, providing access to the garage. A concrete pathway leads to the entrance door, with borders to either side featuring a selection of mature plants, shrubs and trees. The frontage is enclosed by a combination of brick walling and timber panelled fencing.

Rear

The south-facing rear garden features a paved patio area leading onto a well-maintained lawn, with established borders containing a variety of mature plants, shrubs and trees. To the side of the garden, behind the garage, is an additional shingle and slate area. A timber gate provides access to the driveway and front of the property. The garden is enclosed by timber panelled fencing.

Garage

5.09m x2.54m

The garage benefits from two windows overlooking the garden, a pedestrian access door to the side and an up-and-over door to the front, opening onto the driveway.

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.

Anti-Money Laundering

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.

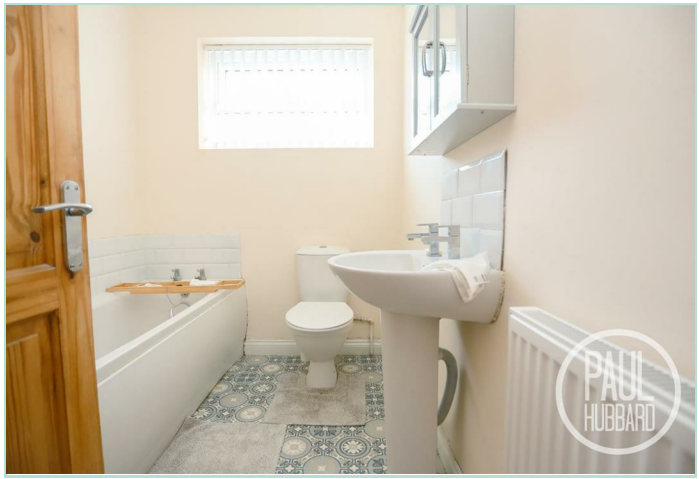
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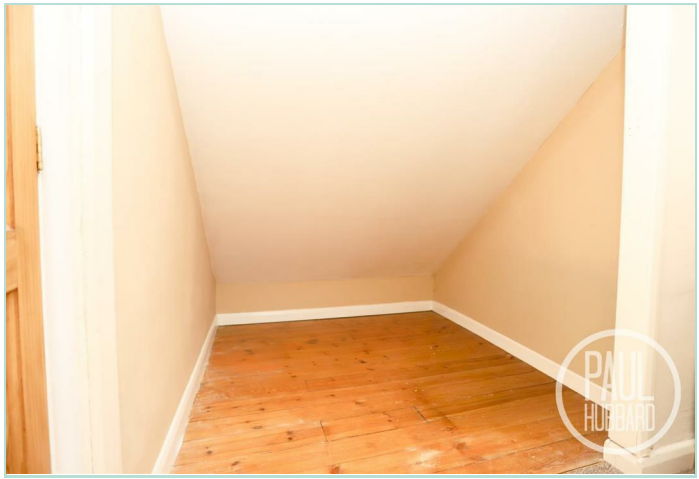

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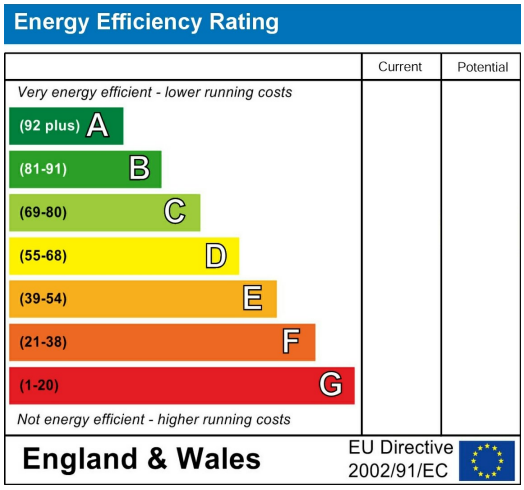








Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk Council





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

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

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