

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</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	

**£170,000**  
 Offers Over



## Westwood Avenue Lowestoft, NR33 9RH

- Semi detached bungalow
- 2 double bedrooms
- Chain free
- South west facing rear garden
- Perfect for putting your own stamp on
- Off road parking for multiple vehicles
- Great transport links nearby
- Close to local amenities, shops & schools
- Gas central heating
- UPVC double glazing throughout



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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 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

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### 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

UPVC entrance door to the side aspect, fitted carpet, radiator, loft access and doors opening to all internal rooms plus the airing cupboard.

### Kitchen

2.86m max x 2.77m max  
Fitted carpet, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge & washing machine, doors open to the boiler cupboard and a separate pantry.

### Lounge/ Diner

5.18m x 3.14m  
Fitted carpet, UPVC double glazed window to the front aspect and x2 radiators.

### Bedroom 1

3.85m x 3.13m  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

2.78m x 2.77m  
Laminate tile flooring, UPVC double glazed window to the rear aspect and a radiator.

### Shower Room

1.94m x 1.75m  
Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet & wash basin set into a vanity unit with a mixer tap, electric shower set into a large cubicle enclosure with double doors and aqua board wall panels.

### Outside

To the front is a laid lawn garden alongside a driveway providing off-road parking for multiple vehicles. Double gated access leads to additional secure parking, with the main entrance door positioned to the side and access continuing through to the rear garden.

The south-west facing rear garden is predominantly laid to lawn with established planted borders and is fully enclosed by panel fencing, offering a private and sunny outdoor space.

### Agent Note

Probate has been granted for this property. The title is also currently being updated with the Land Registry and is in the process of being transferred to the current owners. For further information, please do not hesitate to contact our office.

### 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.

