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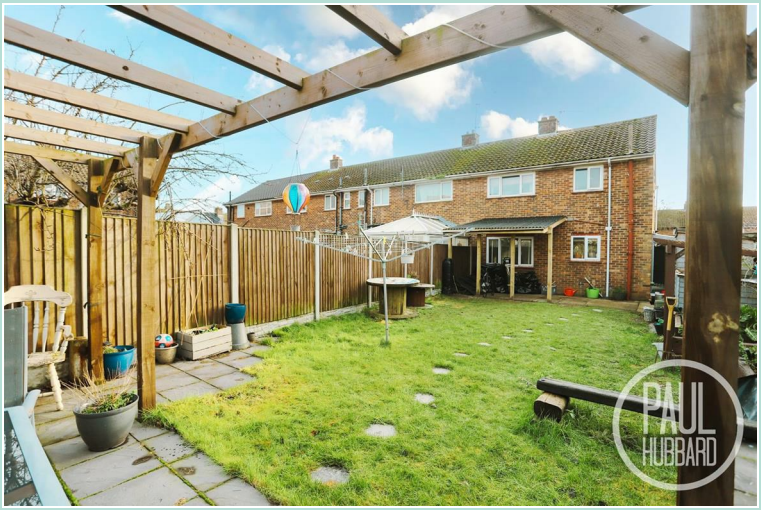
£230,000
Asking Price



Lincoln Avenue

Great Yarmouth, NR31 7NL

- End terrace family home
- 3 separate bedrooms
- Spacious throughout
- Modern decor throughout
- Open-plan kitchen/ diner
- UPVC double glazing
- Good size fully enclosed rear garden
- Off road parking for multiple vehicles
- Gas central heating
- Close to local amenities, shops & schools

PAUL HUBBARD

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Location

This home is located in the popular seaside town of Gorleston-on-Sea, known for its gorgeous stretches of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south making Gorleston an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a park, range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

Entrance Hall

UPVC entrance door to the front aspect, vinyl flooring, radiator, cupboard housing the consumer unit, space for storing coats & shoes, a door opens to the sitting room and stairs lead up to the first floor landing.

Sitting Room

4.12 max x 3.64 max

Vinyl flooring, UPVC double glazed window to the front aspect, radiator and a door opens into the kitchen/ diner.

Kitchen/ Diner

The kitchen and dining room are seamlessly connected via an opening between the two rooms, creating a spacious and sociable environment.

Dining Room

3.08 x 3.03

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, spotlights, an opening leads through to the kitchen.

Kitchen

3.37 max x 2.99 max

Vinyl flooring, UPVC double glazed window to the rear aspect, spotlights, radiator, base units, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, space for a fridge-freezer and a UPVC door opens into the rear lobby.

Rear Lobby

Tile flooring, lighting, doors opening to the cloakroom, utility room, boiler cupboard and access to the front & rear exterior.

Cloakroom

1.71 x 0.76

Tile flooring, lighting and a toilet.

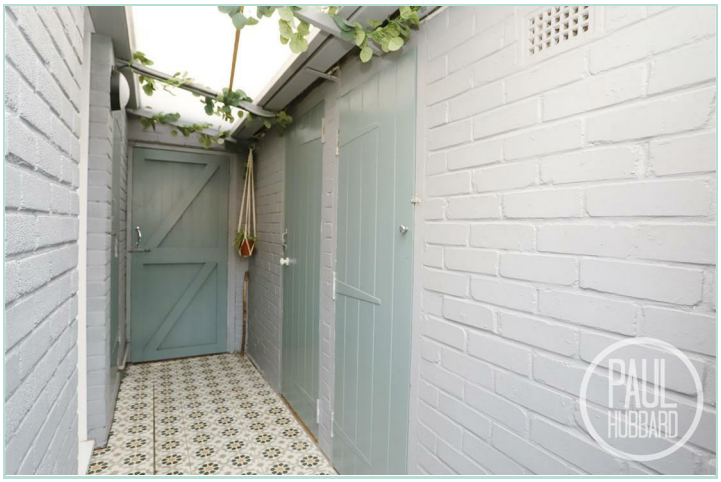
Utility Room

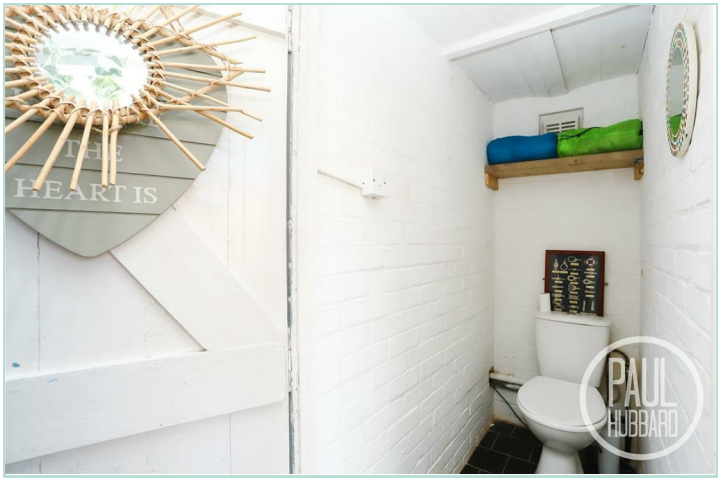
1.92 x 1.69

Laminate flooring, base unit, laminate work surface, space for a washing machine & tumble dryer, light & power sockets.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access hatch and doors opening to bedrooms 1-2, the bathroom & WC.





Bedroom 1

4.30 max x 3.64 max

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

Bedroom 2

4.32 max x 3.40 max

Fitted carpet, UPVC double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom 3

2.72 max x 2.39 max

Fitted carpet, UPVC double glazed window to the front aspect, built-in storage cupboard and a radiator.

Bathroom

1.65 x 1.64

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, newly fitted heated towel rail, extractor fan, part-tile walls, pedestal wash basin with mixer tap, panelled bath with a mixer tap & a mains-fed shower set above.

WC

1.65 x 0.75

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator and a toilet.

Outside

The paved driveway to the front of the property provides off-road parking for multiple vehicles. A step leads up to the main entrance door, which opens into the property.

The rear garden is fully enclosed and is primarily laid to lawn. Stepping stones lead to a patio area, which features a timber-frame pergola and provides an ideal space for a table and chairs for outdoor dining. Some fixtures currently in place, including the timber storage shed, will be removed by the current owner; however, the area will be made good for the new owners.

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.

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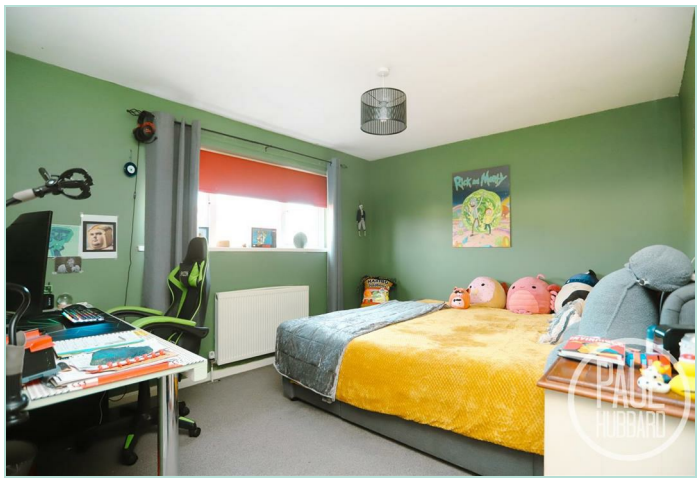
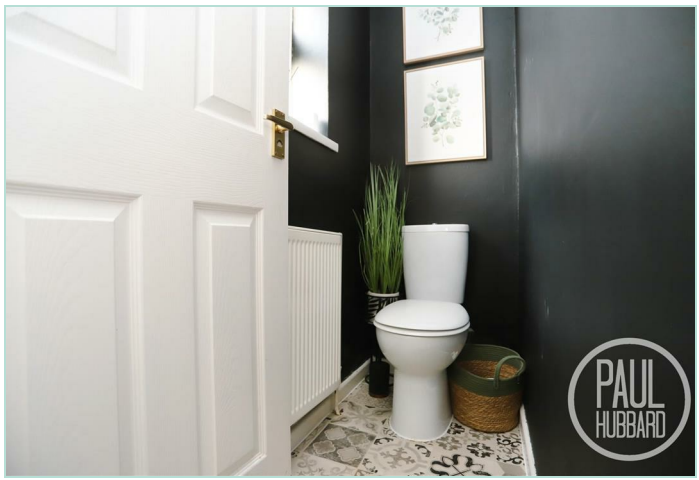
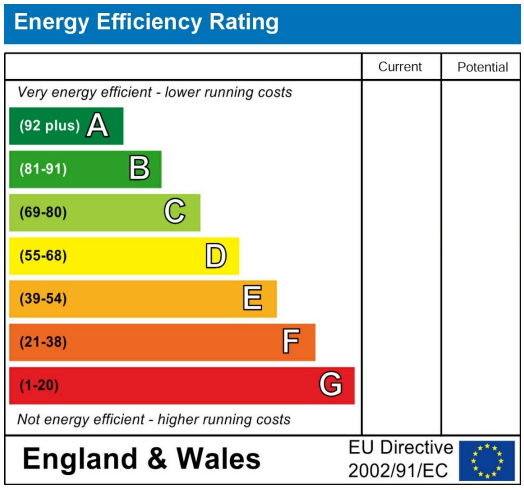


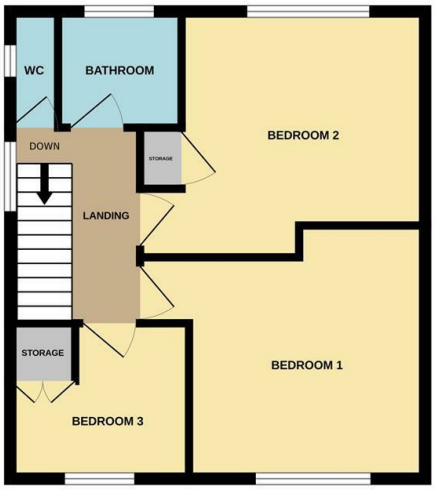


Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council



GROUND FLOOR

1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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