

£170,000  
Offers In Excess Of

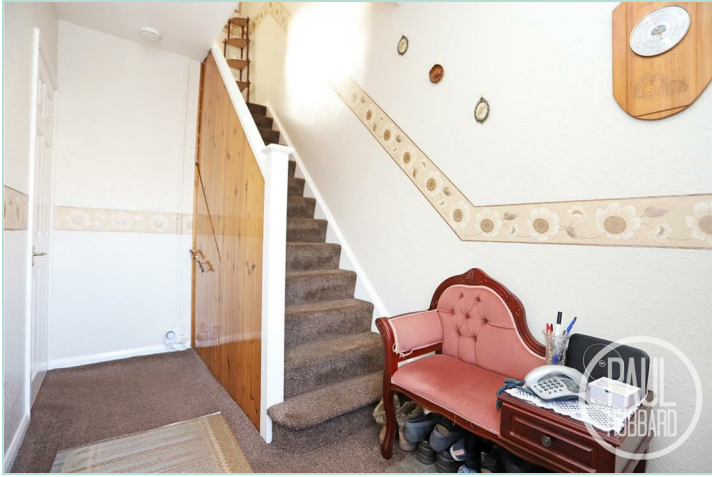


## Hawthorn Avenue

Lowestoft, NR33 9BD

- Spacious mid terrace home
- 3 bedrooms off of landing
- Gated off road parking
- South facing rear garden
- Close to local amenities & shops
- Gas linked to the property
- Double glazing throughout
- Perfect for putting your own stamp on it
- Spacious open-plan kitchen/diner
- Ample storage space





### 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.



### Summary

This spacious mid-terrace home features three bedrooms off the landing, a GATED DRIVEWAY with off-road parking and a WEST FACING REAR GARDEN perfect for outdoor enjoyment. Located close to local amenities and shops, the property benefits from gas linked to the home, double glazing throughout and ample storage space. Inside, the OPEN-PLAN kitchen/diner is ideal for family meals, while the sitting room offers a COSY ATMOSPHERE with a gas fireplace. Additional highlights include a useful side passageway for EXTRA STORAGE, a brick-built GARDEN STORE and a patio area within the WELL MAINTAINED GARDEN. With plenty of potential to personalise, this home offers a comfortable living space in a convenient location.



### Entrance hall

UPVC entrance door to the front aspect, fitted carpet, gas wall heater, stairs leading to the first floor landing, under-stair storage cupboards (housing consumer unit) and a door opens into the kitchen/ diner.



### Sitting room

3.76 x 2.68

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



### Kitchen/ diner

5.70 max x 3.93 max

Fitted carpet leading to vinyl flooring, x2 UPVC double glazed windows to the rear aspect, gas fireplace, storage cupboard, space for a table & chairs if desired, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built-in extractor hood and spaces for a fridge, freezer, washing machine & oven.

### Rear lobby

Fitted carpet and doors opening to the rear garden & side passage way.

### Side passageway

8.45 x 0.90

A secure, lockable side passageway offering excellent storage space, ideal for keeping bikes and outdoor equipment, with convenient access to the front of the property.

### Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 & the family bathroom.



### Bedroom 1

3.59 x 3.37

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

### Bedroom 2

3.83 x 3.26

Fitted carpet and a UPVC double glazed window to the rear aspect.

### Bedroom 3

2.59 x 2.52

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



### Bathroom

2.37 x 1.66

Fitted carpet, x2 UPVC double glazed obscure windows to the rear aspect, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.







### Outside

A well-maintained driveway provides off-road parking, bordered by a neatly laid lawn and decorative plants. The front garden is fully enclosed by a timber fence surround, with a step leading up to the main entrance door.

The west-facing rear garden is primarily laid to lawn with well-kept borders of plants. A patio area provides an ideal space for outdoor seating, while a timber storage shed adds practicality. The garden is fully enclosed by a panel fence surround for privacy and a door opens into the garden store.

### Garden Store

2.0 x 1.59

A brick-built garden store offers convenient storage space for garden tools and equipment.

### 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.

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

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>		
(39-54) <b>E</b>	<b>51</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	

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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