


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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



£230,000  
Asking Price



## June Avenue Lowestoft, NR32 2RR

- Ideal detached bungalow
- Chain free
- 3 separate bedrooms
- Spacious lounge/diner
- Gas central heating with combi boiler
- UPVC double glazed throughout
- Off road parking for multiple vehicles
- Carport & garage
- Close to local amenities & shops
- Perfect for customisation & making your own

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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.

### Lounge/ Diner

6.76 max x 5.00 max

Double UPVC entrance doors & double glazed window to the front aspect, radiator and an opening leads through to the hallway.

### Hallway

Fitted carpet, doors opening to the kitchen, bedrooms & shower room, loft access and a radiator.

### Kitchen

3.16 x 3.02

Vinyl flooring, UPVC double glazed window & door to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, integrated fridge & dishwasher, extractor hood, space for an oven and a storage cupboard houses the gas combi boiler.

### Bedroom 1

4.13 x 3.42

Fitted carpet, radiator, fitted storage cupboards and UPVC sliding door open to the conservatory.

### Conservatory

3.47 max x 2.90 max

UPVC double glazed windows, parquet tile flooring, radiator and UPVC French doors out to the rear garden.

### Bedroom 2

3.20 x 2.58

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

### Bedroom 3

2.71 x 2.51

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

### Wet Room

2.42 x 1.61

Vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, radiator, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, electric shower and aqua board wall panels.

### Outside

The front garden features a well-maintained lawn with neatly planted borders and decorative shingle, complemented by a pathway leading to the main entrance. A side driveway, lined with attractive plants and flowers, provides off-road parking for multiple vehicles and continues through to a carport, complete with outdoor tap, sockets, and lighting, culminating at a brick-built detached garage.

The rear garden offers a private, fully enclosed space with a lawn and patio area, bordered by established plants and shrubs, a pedestrian access door to the garage, and is surrounded by a combination of panel fencing and brick wall, with outdoor lighting for added convenience.

### Garage

7.85 x 2.21

A versatile space ideal for storage, parking, or use as a workshop, featuring a generous layout with an up-and-over door to the front, two UPVC windows for natural light, and a convenient pedestrian side entrance.

### Agent Note

Kindly be advised that grant of probate is required for this property. 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

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