



**Avondale Road, Lowestoft NR32 2HU**

**welcome to**

**Avondale Road, Lowestoft**

**\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\*** William H Brown are delighted to present this spacious Three Double Bedroom home on Avondale Road. With ample living space throughout, the property is an ideal fit for families with superb location, close to amenities. Please call 01502 585998 to book in!



**William H Brown are delighted to present this Three Bedroom terraced home on Avondale Road. The property sits in a fantastic location, with ample amenities such as schools, shops and bus routes all within walking distance of the home! The stunning Lowestoft coastline is also only a short journey away, ideal for those looking to live near the coast! The property offers great space throughout, with sizeable lounge, dining room and kitchen all creating great spaces for families or friends to enjoy. The property has also been decorated to a good standard across both floors! A well maintained rear garden is also found to the rear of the home. Upstairs, the spacious feel within the home continues, with Three Double Bedrooms. The master in particular is a superb size! Please call 01502 585998 to view this fantastic home today!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Carpeted stairs leading to First floor landing, Radiator, Laminate wood effect flooring.

#### **Lounge**

10' 11" Plus Bay x 9' 9" ( 3.33m Plus Bay x 2.97m )  
Double glazed Bay window to Front aspect, Feature fireplace, Power points, Radiator, Carpet flooring.

#### **Dining Room**

13' 6" x 10' 10" ( 4.11m x 3.30m )  
Double glazed window to Rear aspect, Built in under stairs cupboard, Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

14' 7" x 8' 6" ( 4.45m x 2.59m )  
Double glazed window to Side aspect, Double glazed Side door, Door leading to bathroom, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Space for 50/50 Fridge freezer, Space for Gas cooker, Plumbing for washing machine/dryer, Tiled flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with mixer taps, Radiator, Extractor fan, Tiled flooring.

### First Floor

#### **Landing**

Doors to Bedrooms 1 and 2, Carpet flooring.

#### **Bedroom 1**

13' 6" x 10' 9" ( 4.11m x 3.28m )  
Double glazed window to Rear aspect, Door leading to Bedroom 3, Power points, Radiator.

#### **Bedroom 2**

13' 6" x 10' 11" ( 4.11m x 3.33m )  
Double glazed window to Front aspect, Built in storage cupboard, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

14' 1" x 8' 2" ( 4.29m x 2.49m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

### Outside

#### **Front Garden**

Brick wall to Front and Side aspect with gates access to tiled path leading to Front door of the property, Landscaped Side garden.

#### **Rear Garden**

Enclosed Rear garden; concrete leading to Raised decking area with timber shed and Rear gate access.



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welcome to

## Avondale Road, Lowestoft

- Three Double Bedrooms
- \*\* Ideal for Investors \*\*
- Close to Local Amenities
- Separate Lounge and Dining Room
- Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£140,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107493 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01502 585998**



[Lowestoft@williambrown.co.uk](mailto:Lowestoft@williambrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williambrown.co.uk](http://williambrown.co.uk)**