

# HARDIMANS

43 Avondale Road,  
Suffolk, NR32 2HU

Guide Price £120,000

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# 43 Avondale Road

Suffolk, NR32 2HU

- 2 Reception rooms
- 3 Bedrooms
- Desirable location
- Gas radiator central heating

Welcome to Avondale Road, the property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is plenty of room for the whole family to unwind and recharge. Book a viewing today.



## LOUNGE

Fitted carpet, UPVC window, living flame effect fire, radiator, phone point, TV aerial lead points, door to

## INNER STAIRWELL

With roof void access, smoke alarms

## DINING ROOM

Fitted carpet, UPVC window, radiator, under stair cupboard, door to

## KITCHEN

White gloss wall and base under, vinyl floor, recess and plumbing for washing machine, space for gas or electric cooker, tiled splashbacks, extractor fan, UPVC window, boiler for heating and hot water.

## REAR LOBBY

Vinyl floor, 1/2 glazed UPVC door to rear garden, space for fridge freezer







### **BATHROOM**

Panel bath, pedestal washbasin, low level WC, mixer shower tap attachment, extensive wall tiling, UPVC window with roller blind, extractor fan, radiator.

### **BEDROOM 1**

Fitted carpet, UPVC window, feature fireplace, radiator, satellite cable, over stair storage cupboard.

### **BEDROOM 2**

Fitted carpet, feature fireplace, UPVC window, radiator, over stair storage cupboard, door to

### **BEDROOM 3**

Fitted carpet, radiator, UPVC window.

### **OUTSIDE**

Enclosed garden with good size lawn, gate to rear access.

### **COUNCIL TAX BAND**

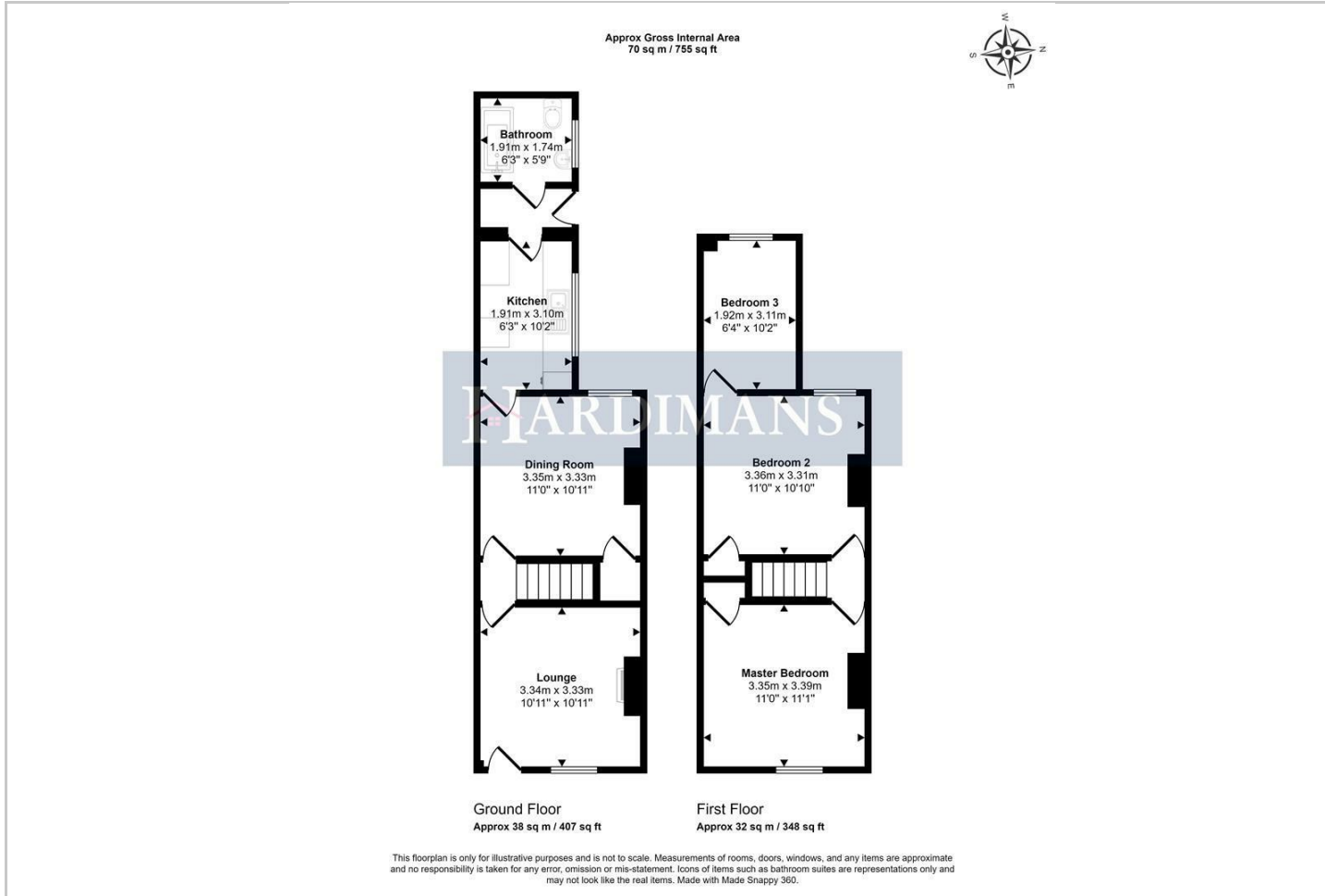
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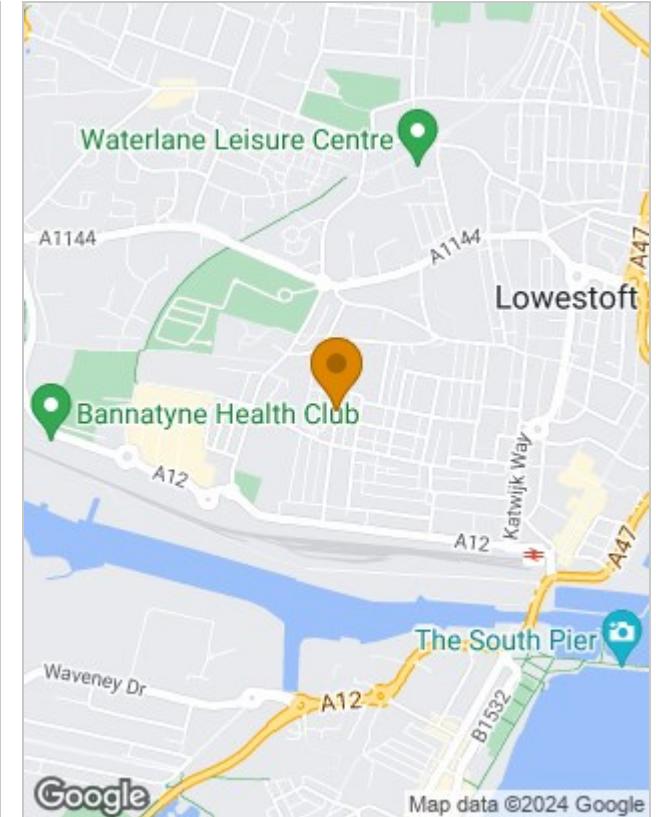




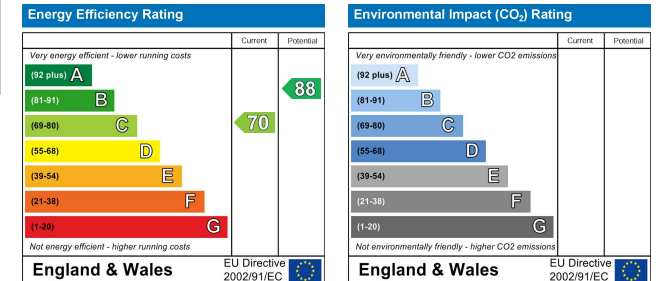
## Floor Plans



## Location Map



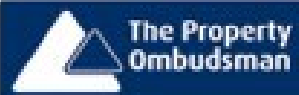
## Energy Performance Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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