

10 Monckton Avenue Oulton Broad, Lowestoft, NR32 3EG Offers Over £220,000



# 10 Monckton Avenue, Oulton Broad, Lowestoft, Suffolk, NR32 3EG

Situated Monckton Avenue, this house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

With generous gardens, which offer a delightful outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this house on Monckton Avenue is a wonderful opportunity not to be missed.

## **UPVC** double doors to:-

### **ENTRANCE PORCH**

further door to:-

#### **ENTRANCE HALL**

stairs to first floor, cupboard space under, radiator.

## **FRONT SITTING ROOM**

bay window with upvc double glazing, radiator, ornamental fireplace, picture rail.

























### **DINING ROOM**

upvc double glazed window, 2 radiators, picture rail.

## **KITCHEN**

fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer, cooker and upright fridge freezer.

# STAIRS TO FIRST FLOOR AND LANDING

radiator, upvc double glazed window, access to roof void.

## **BEDROOM 1**

upvc double glazed bay window, radiator, picture rail.

## **BEDROOM 2**

upvc double glazed window, radiator, picture rail, access to roof void.

## **BEDROOM 3**

upvc double glazed window, radiator, picture rail.

## **BATHROOM**

cased bath, hot and cold, washbasin, low level wc, radiator, electric downflow heater, upvc opaque glazed window.

### **OUTSIDE**

To the front, gardens laid to lawn, concrete driveway. To the side, gate providing pedestrian access integral to the main buildings an external wc, additional cupboard housing hot water storage tank and air source controls for radiator system, external Samson air source boiler. To the rear, good size gardens laid to lawn, 2 timber garden stores.

### **SOLAR PANELS**

The property has the benefit of 5 solar panels which help contribute to the running costs of the air source heating system and make this a very economic process.

## **TENURE**

Freehold

# **COUNCIL TAX BAND**

## **MATERIAL INFO**

This property has:

The electric is supplied by solar pv panels and the heating by air source heating pump, and has water & sewerage

Flood Risk Info:

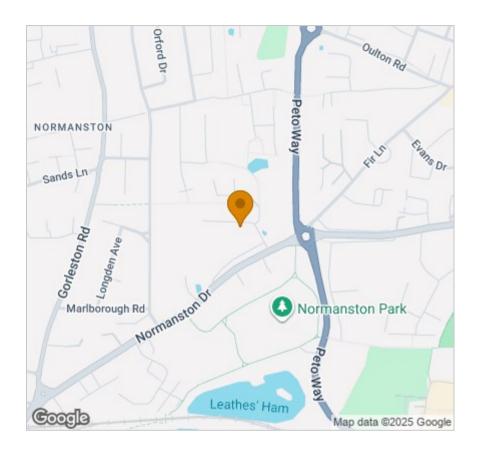
- \* Broadband:
- \* Mobile;
- \* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



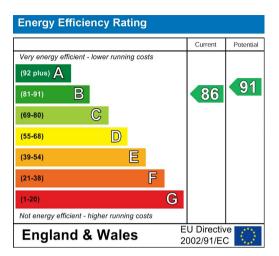
## Floor Plan



# **Area Map**



## **Energy Efficiency 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.

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