

Aldreds
Estate Agents



64 Montgomery Avenue
, Lowestoft, NR32 4DX

Asking Price £170,000



64 Montgomery Avenue

Lowestoft, NR32 4DX

Aldreds are delighted to offer this very well presented 3 bedroomed property situated in this very convenient North Lowestoft location. The property is presented to a good standard throughout and has been recently re decorated including new floor coverings. The versatile accommodation includes a wide entrance hall, spacious lounge, open plan kitchen/diner, ground floor W.C & storage room which could be ideal for a work from home office. To the first floor there is a wide central galleried landing, 3 good size bedrooms and a modern family bathroom. To the outside front there is the benefit of a driveway providing parking for 2 cars and to the rear there is a large lawned garden enclosed by high fencing. Other benefits also include Upvc windows and gas fired central heating. Early viewing is strongly recommended. A superb family home which offers outstanding value for money. No onward chain.

Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, Upvc entrance door.

Lounge

13'9" x 13'1" (4.21 x 3.99)

Fitted carpet, coved ceiling, power points, T.V point, radiator, Upvc window.

Kitchen/Diner

10'7" x 19'6" (3.24 x 5.96)

Laminate flooring, range of modern fitted kitchen units, extended work surfaces, built in stainless steel oven with matching four burner ceramic hob, stainless steel extraction cooker hood, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine and dishwasher, ample space for family size dining table and chairs, triple aspect Upvc windows.

Rear Lobby

Laminate flooring, door leading out to the rear garden, full length storage cupboard.

Ground Floor W.C

Low level W.C.

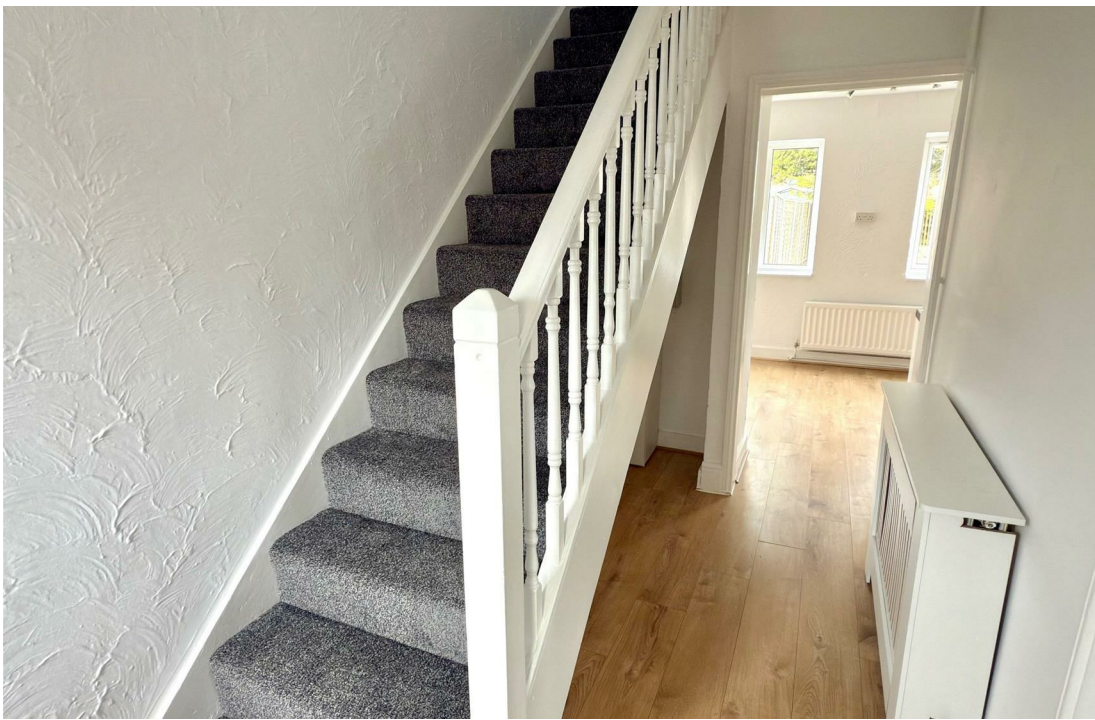
Rear Storage Room

Fitted carpet, Upvc window, (could make an ideal work from home office space)

First Floor

Wide galleried landing, fitted carpet, full length storage cupboard.





Bedroom 1

13'5" x 11'11" (4.11 x 3.65)

Fitted carpet, Upvc window, power points, radiator, double fitted wardrobe/cupboard.

Bedroom 2

13'6" x 9'10" (4.14 x 3.00)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 3

9'4" x 10'7" (2.87 x 3.23)

Fitted carpet, radiator, power points, Upvc window, full length storage cupboard, wall mounted energy efficient combination boiler.

Family Bathroom

Timber effect vinyl flooring, modern white bathroom suite comprising of a low level W.C, vanity sink unit, panel bath with shower over, aqua board splash backs, radiator, Upvc window, extractor fan, loft access leading to loft space.

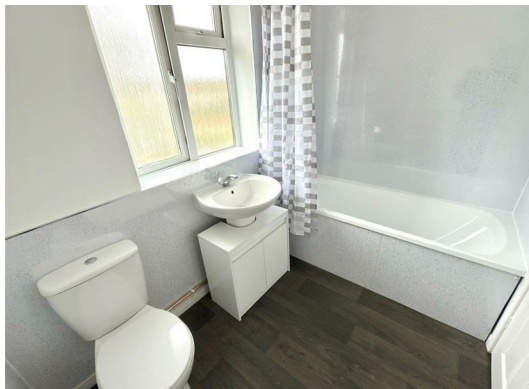
Outside

Outside To The Front

There is a double width driveway providing parking for 2 cars with footpath leading to front door.

Outside To The Rear

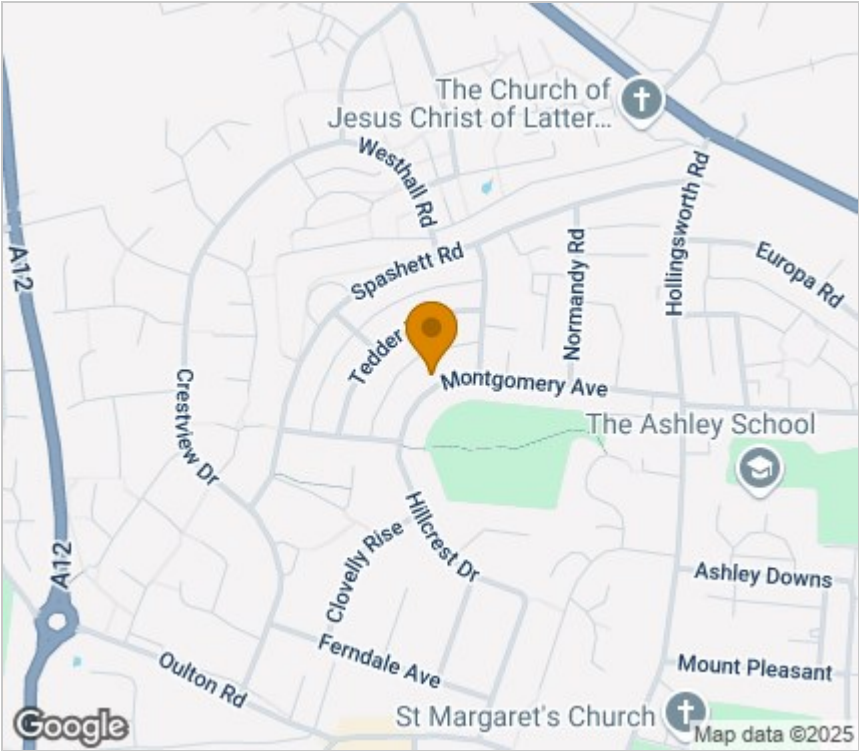
There is a large lawned garden with mature tree, patio seating area, vehicular rear access, all enclosed by high fencing.



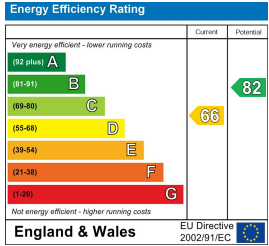
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.