

Aldreds
Estate Agents



154 The Avenue
Pakefield, Lowestoft, NR33 7LW
Asking Price £189,995



154 The Avenue

Pakefield, Lowestoft, NR33 7LW

Aldreds are delighted to offer this three bedroom property situated in one of the most desirable postcodes in South Lowestoft being on the fringe of Kirkley and Pakefield. The property is within easy access of Pakefield beach and amenities with spacious accommodation including an entrance porch, two reception rooms, modern fitted kitchen and ground floor bathroom. On the first floor there is a small landing and three bedrooms. This property has lots of character and in-keeping features. Benefits also include gas fired central heating with modern combi boiler, and Georgian style uPVC windows. Outside to the rear there is a large lawned garden with vehicular access giving the option of off road parking if required. Properties situated in The Avenue rarely become available at this realistic asking price and early viewing is strongly recommended.

Entrance Porch

Ceramic tiled flooring, composite entrance door.

Lounge

11'1" x 11'6" (3.4 x 3.52)

Original painted floorboards, uPVC Georgian style window, tiled fireplace with inset living flame fire, power points, tv point, radiator.

Inner Hallway

Original stripped and varnished floorboards, stairs leading to first floor.

Dining Room

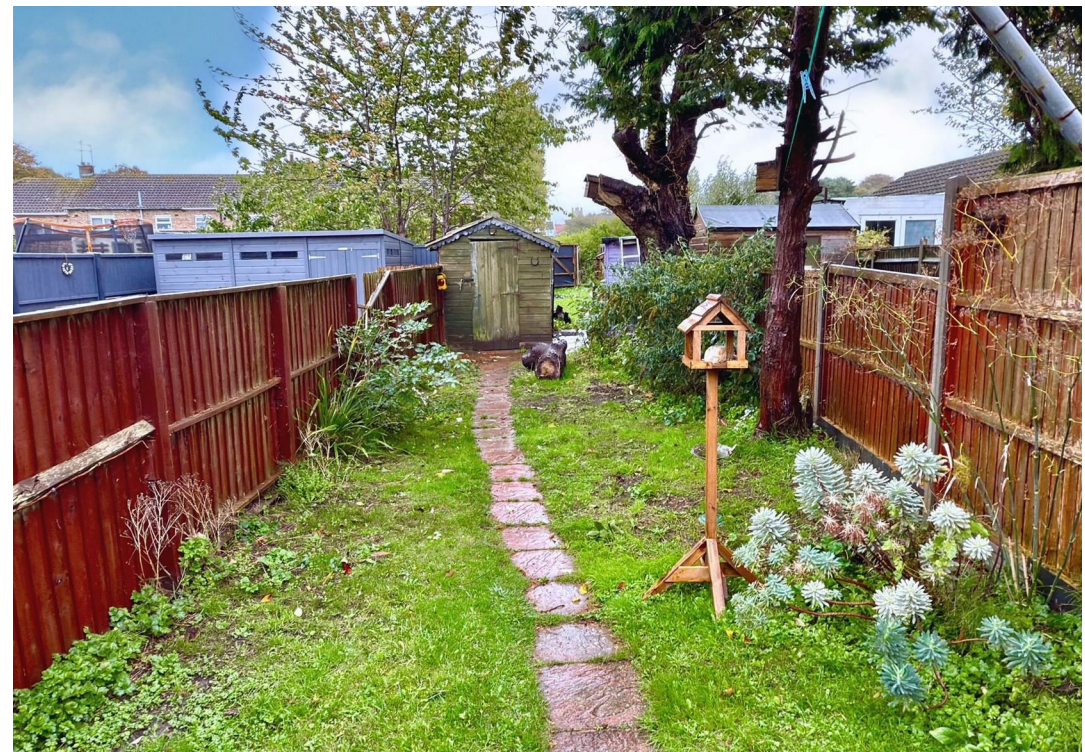
11'2" x 11'7" (3.42 x 3.54)

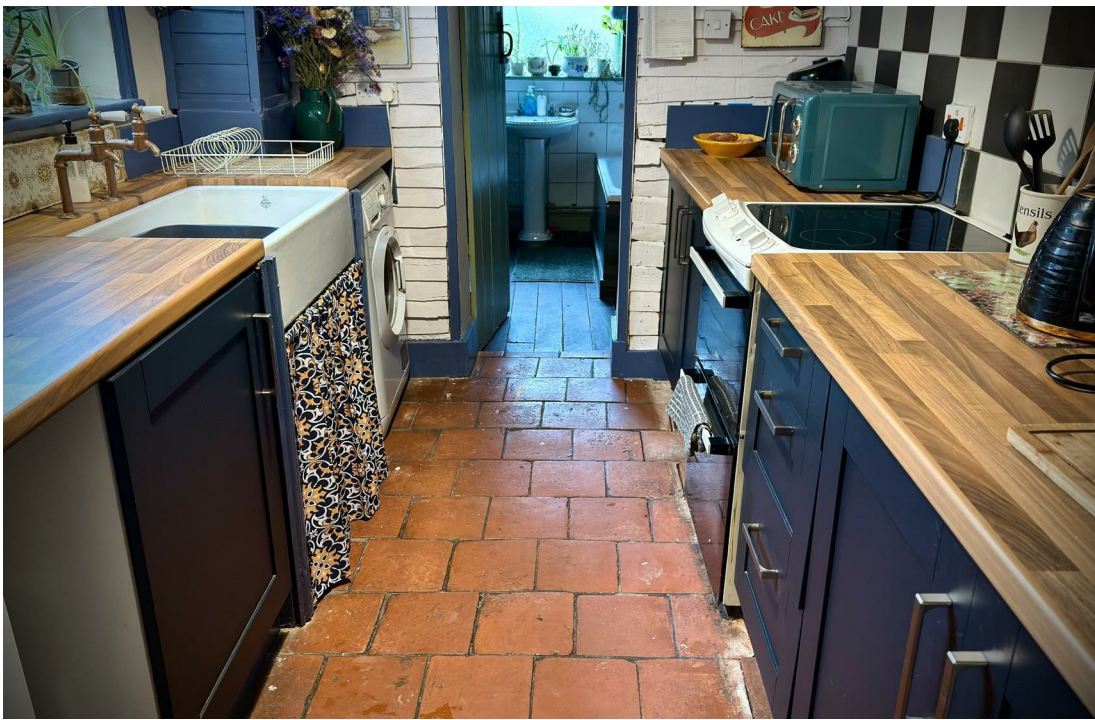
Original stripped and varnished floorboards, picture rails, Georgian style uPVC door leading out to the rear garden, open fireplace with tiled hearth, timber surround and brick inset, radiator, power points, understairs recess, tv point.

Kitchen

11'0" x 7'2" (3.36 x 2.2)

Stone tiled flooring, a range of modern recently installed kitchen units with extended work surfaces, Butler style ceramic sink, recess for white goods including plumbing for a washing machine, electric cooker point, tiled splashbacks, uPVC Georgian style window, wall mounted recently installed energy efficient combination boiler.





Family Bathroom

White bathroom suite comprising of a panel bath, pedestal sink, low level WC, radiator, uPVC window, part tiled walls.

Landing

Original stripped and varnished floorboards.

Bedroom 1

11'8" x 11'7" (3.56 x 3.54)

Stripped and varnished floorboards, uPVC Georgian style window, radiator, power points, original cast iron fireplace, full length cupboard/wardrobe.

Bedroom 2

11'10" x 11'7" (3.63 x 3.54)

Stripped and varnished floorboards, uPVC window, original cast iron fireplace, radiator, power points.

Bedroom 3

10'8" x 7'3" (3.27 x 2.21)

Stripped and varnished floorboards, uPVC window, radiator, power points.

Outside

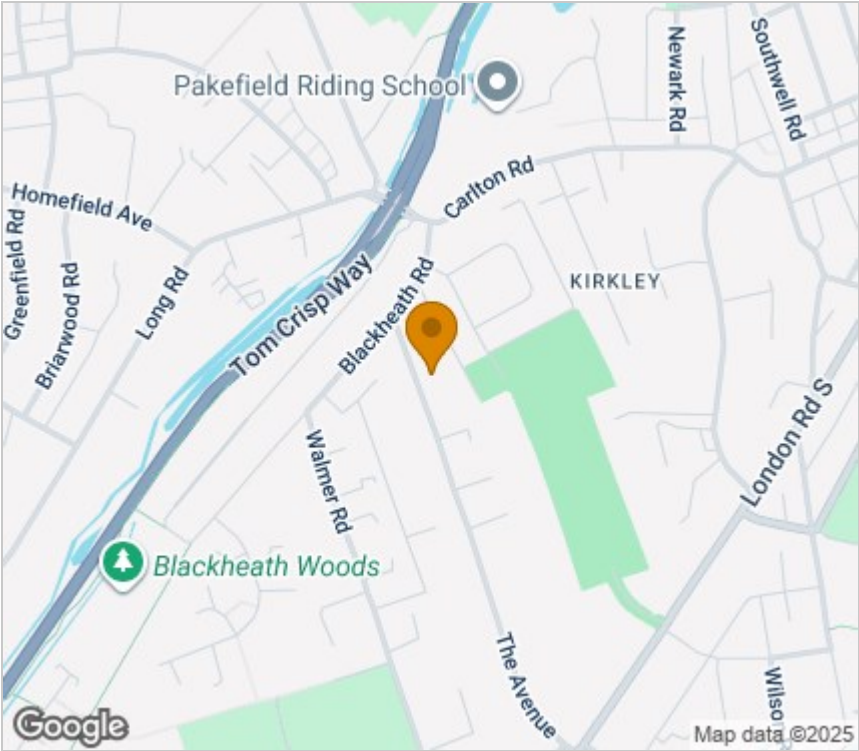
To the rear of the property there is a large 96ft (approx) lawned garden, patio seating area, a range of flower and shrub borders and mature trees, timber and felt garden shed, vehicular rear access giving potential for off road parking or garage space (subject to the appropriate permissions), the garden is all enclosed by high fencing.



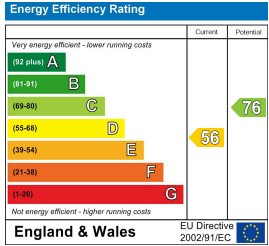
Floor Plan



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.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA