



34 Lymebourne Avenue,
Guide Price £330,000

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This attractive terrace home is situated in a popular residential position within 1 mile of the town centre and The Esplanade and is only a minute's walk to The Byes. The property, which is offered for sale with no onward chain, has been a successful investment property in recent years and is now ready for some gentle cosmetic attention and modernisation.

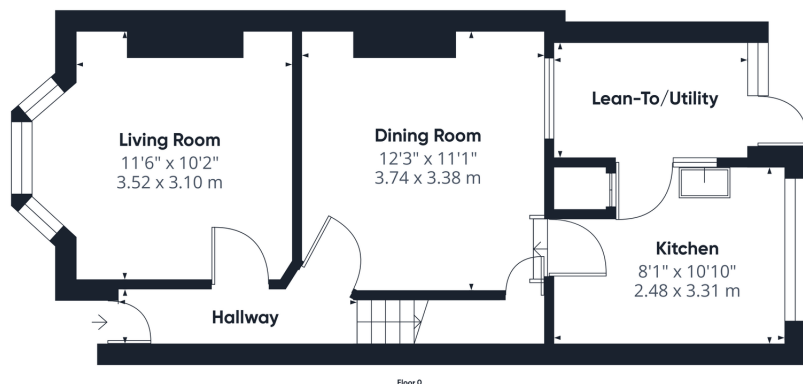
The accommodation briefly comprises a covered porch over a partly glazed timber front door that opens onto a welcoming entrance hallway. The living room is a pleasant reception space with a large bay window overlooking the front gardens. The dining room is another great space with a tall sash window to the rear, a useful understairs storage cupboard, and a door that connects to the adjoining kitchen. The kitchen offers an extensive range of base and wall mounted units, laminate tile effect flooring and a large window that overlooks the rear garden. A side door from the kitchen leads to a lean-to/utility space. A partly glazed uPVC door with a window to the side opens out onto the rear gardens.

The first floor offers two double bedrooms, a shower room and a separate cloakroom. Bedroom 1 is a generously sized double bedroom with a large bay window overlooking the front with an additional window to the side. Bedroom 2 is another comfortably sized double bedroom with a window that overlooks the rear gardens. The shower room comprises a walk in shower cubicle with an electric shower unit, a pedestal wash basin and a large fitted storage cupboard. A separate cloakroom with a low level wc is located next to the shower room.

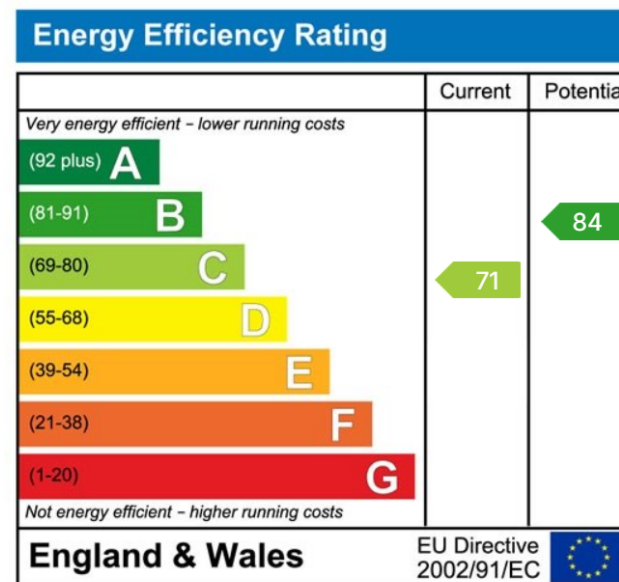
The rear gardens are a beautiful enclosed space that enjoys a southerly aspect. A patio space, ideal for entertaining and alfresco dining, lies immediately to the rear of the property. Raised planting beds stocked with a variety of established plants and shrubs add plenty of colour and a useful garden shed is positioned to one corner. A rear gate connects to a pathway at the rear of the terrace. The front of the property is sheltered by a low lying bricked wall and is laid with gravel for ease of maintenance. Unrestricted parking is available on the road to the front.

A super property ready for immediate occupation. Early inspection recommended.





- Covered Porch and Entrance Hallway
- Dining Room
- Two First Floor Double Bedrooms
- South Facing Rear Garden
- No Onward Chain
- Living Room
- Kitchen and separate Lean-to/Utility
- Shower Room and separate Cloakroom
- On Road Parking
- Energy Rating C



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