

Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£190,000
 Offers In Excess Of



Hawthorn Avenue

Lowestoft, NR33 9BB

- Semi detached family home
- 3 separate bedrooms
- Off Road parking for multiple vehicle
- Spacious lounge/diner
- Private rear garden
- Gas supply connected
- Double glazing
- Close to local amenities and shops
- Perfect for customisation
- Fitted wardrobes



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance hall

UPVC door to the front aspect, vinyl flooring, spotlights, storage heater, doors open to a storage cupboard housing the fuse board, kitchen & lounge/diner and stairs lead to the first floor landing.

Lounge/diner

7.06 x 3.63

Fitted carpet, UPVC double glazed window to the front aspect, a feature exposed brick surround and sliding doors to the rear aspect.



Kitchen

3.65 max x 1.96

Laminate flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in oven & gas hob, fridge freezer, washing machine and a UPVC door to the rear aspect.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, storage heater, loft access and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

3.86 x 3.15 (into wardrobes)

Fitted carpet, UPVC double glazed window to the front aspect and fitted wardrobes.



Bedroom 2

3.20 x 3.13

Fitted carpet, UPVC double glazed window to the rear aspect and a door opening to the airing cupboard.

Bedroom 3

2.92 x 2.33

Vinyl flooring and a UPVC double glazed window to the front aspect.

Outside

At the front ample off-road parking is provided for multiple vehicles, partially enclosed by a brick wall surround & shrubs. Gated access is provided to the rear.

The rear garden includes a paved area, laid lawn, a timber storage shed with electric and an outdoor tap, all of which is fully enclosed by a timber fence surround.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

