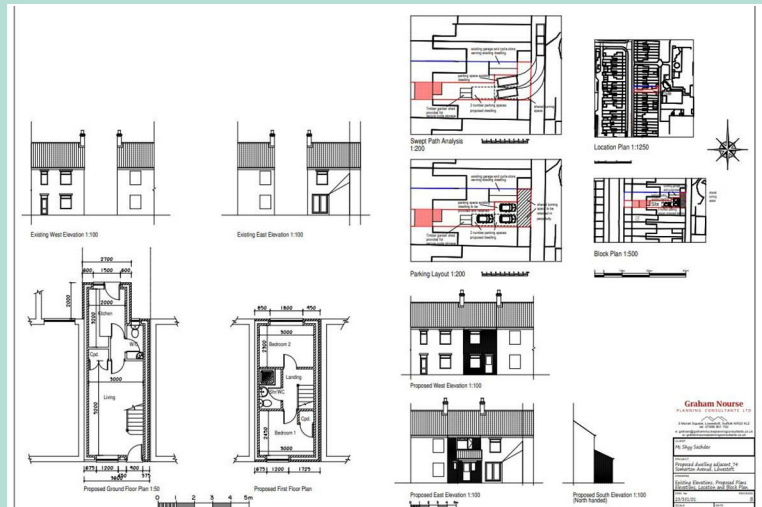


£250,000
Asking Price

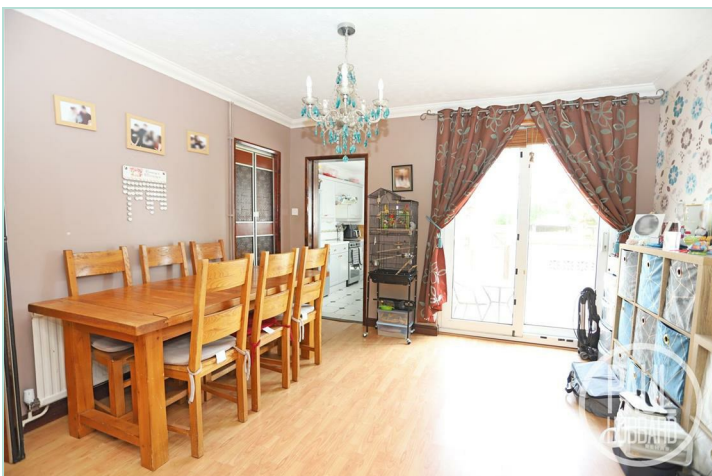


Somerton Avenue

Suffolk, NR32 4EZ

- Ideal end terrace family home
- 3 separate bedrooms
- Off road parking & Garage
- Planning permission granted for a 2 bedroom house
- Chain free
- Gardens front & rear
- Modern kitchen & utility room
- Gas central heating
- Double glazed throughout
- Close to local amenities & shops





Summary

**** DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION GRANTED **** This ideal end terrace family home features three separate bedrooms, off-road parking, a garage and is offered chain free. The property includes front and rear gardens, a modern kitchen and a utility room. It benefits from gas central heating and is double glazed throughout. Conveniently located close to local amenities and shops, this home offers both comfort and practicality for family living.

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 breathtaking 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 entrance door to the front aspect, laminate flooring, radiator, cupboard housing the fuse board, stairs leading to the first floor landing and a door opens to the lounge/diner.

Lounge/ diner

7.16 max x 3.63

The lounge & dining room have been opened up to seamlessly integrate both rooms. UPVC double glazed window to the front aspect, laminate flooring, gas fireplace with back boiler, x2 radiators, under stair storage cupboard, sliding doors open to the garden and an opening leads through to the kitchen.

Kitchen

3.52 x 2.33

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built in extractor fan, spaces for a fridge, freezer, oven & dishwasher and an opening leads through to the utility room.



Utility room

2.12 x 1.56

Tile flooring, UPVC double glazed obscure window to the side aspects, radiator, units above, laminate work surface, spaces for a washing machine & tumble dryer and doors opening to the bathroom & rear garden.

Bathroom

2.10 x 1.84

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps & a mains fed shower above.



Stairs lead to the first floor landing

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, fitted storage cupboard, loft access and doors opening to bedrooms 1-3.

Bedroom 1

3.35 x 3.21

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

Bedroom 2

3.59 x 2.82

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



Bedroom 3

2.75 x 1.67

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

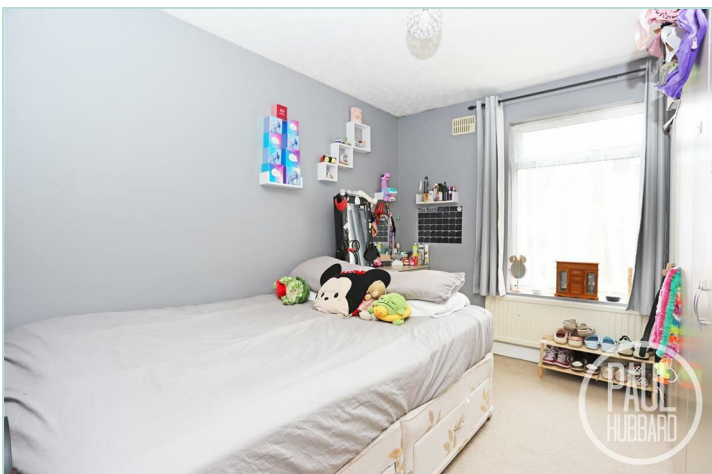
Outside

A panel fence with gated access opens to a pathway leading to the main entrance door, accompanied by a well-maintained lawn bordered with plants and shrubs.

The garden features a patio area ideal for outdoor seating, surrounded by a brick wall and additional gated access. The lawn is further enhanced with a variety of shrubs and plants, and another patio area is located at the rear. Gated access leads to a service road at the back, offering off-road parking and entry to the brick-built garage.

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.



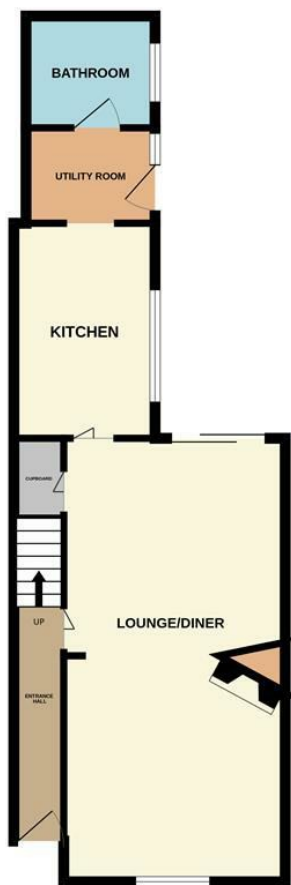




Tenure: Freehold
 Council Tax Band: A
 EPC Rating:
 Local Authority: East Suffolk Council

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	

GROUND FLOOR



1ST FLOOR



SOMERTON AVENUE LOWESTOFT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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