

Tenure: Leasehold
 Council Tax Band: A
 EPC Rating: C
 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	72	74
(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	

£90,000
 Guide Price



GROUND FLOOR



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. Made with Metropix ©2024.



Pinewood Avenue
 Suffolk, NR33 9AQ

- Ground floor apartment
- Chain free
- 1 bedroom
- Modern kitchen & bathroom
- Neutral decor throughout
- Gas central heating
- Double glazing throughout
- Communal rear courtyard
- Outdoor lockable storage
- Close to local amenities & shops



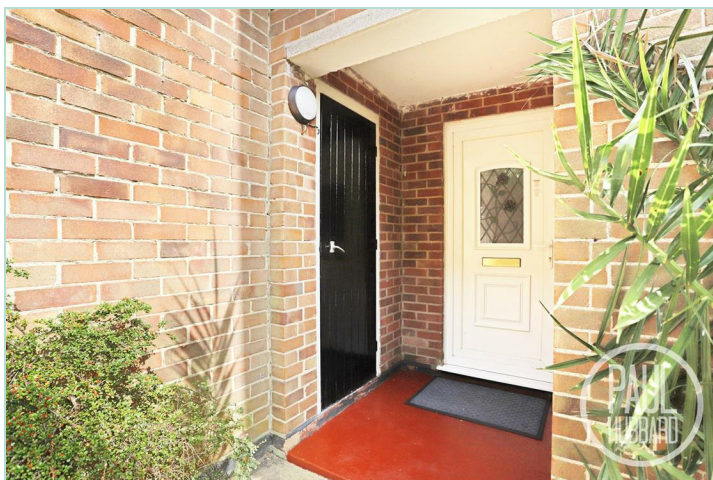
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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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 entrance door to the side aspect, laminate flooring, radiator and doors opening to the sitting room, bedroom & bathroom.

Sitting room

4.67 x 3.02

Laminate flooring, UPVC double glazed window to the front aspect, radiator, fireplace, built-in storage cupboard and a door opening to the kitchen.

Kitchen

2.73 x 2.04

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, built-in oven, gas hob & extractor hood, Ideal gas combi boiler and spaces for a fridge-freezer & washing machine.

Bedroom

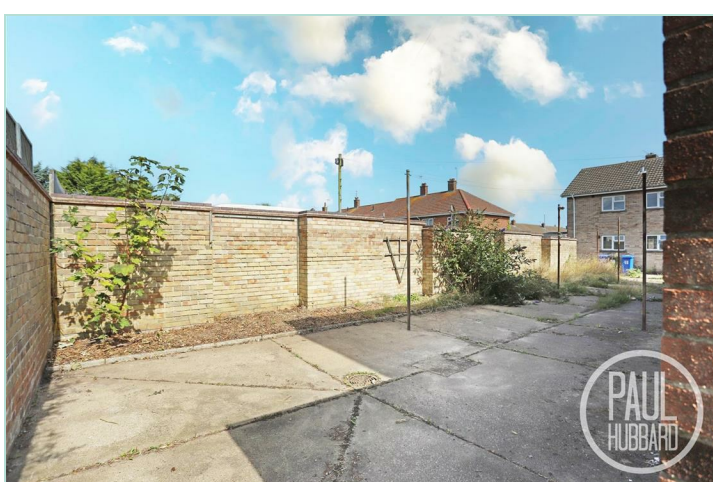
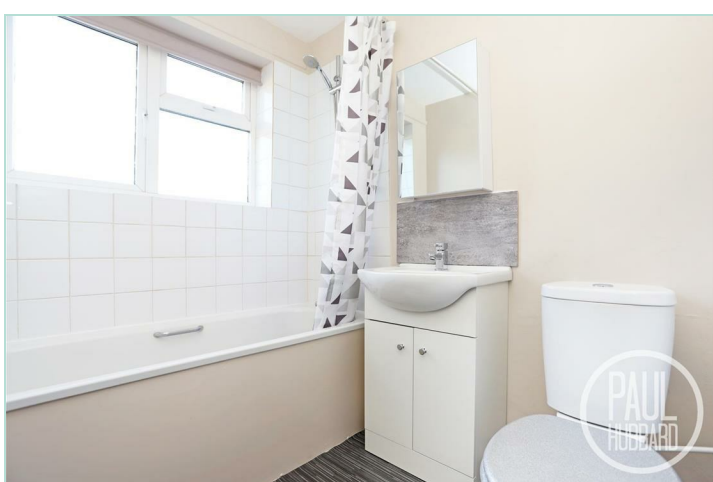
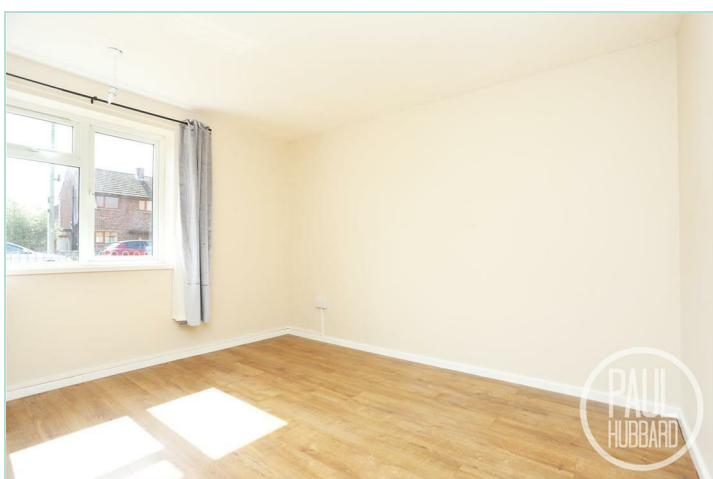
3.46 x 3.02

Laminate flooring, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and a built-in wardrobe.

Bathroom

2.04 x 1.72

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, suite comprises a toilet, wash basin with a mixer tap, tile splash backs, a panelled bath with a mixer tap and a hand held shower attachment.



Outside

The communal garden at the front of the property is primarily laid to lawn and enclosed by fencing. A side pathway leads to a sheltered storm porch at the main entrance, offering protection from the elements. Additionally, a door opens to a secure, lockable brick-built storage area, while a gate provides access to the communal rear garden.

At the rear, the property features a communal paved courtyard garden enclosed by a brick wall, providing a pleasant outdoor space, along with access to an additional brick-built storage area.

Lease information

125 years from October 2005 meaning, 105 years left to run on the lease. Charges are around £50 PA.

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.

