

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£220,000
 Asking Price



WESTWOOD AVENUE, SOUTH OULTON BROAD, LOWESTOFT
 TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.
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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Westwood Avenue Lowestoft, NR33 9RH

- Well presented semi-detached bungalow
- Chain free
- Sought after location
- Close to local amenities, shops & schools
- Gas central heating
- Spacious lounge/diner
- 2 bedrooms
- Modern décor throughout
- Off road parking for multiple vehicles
- South-West facing rear garden



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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 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 side aspect, LVT flooring, radiator, loft access and doors opening to all internal rooms.

Lounge/diner

5.14 x 3.14
Fitted carpet, UPVC double glazed window to the front aspect and x2 radiators.

Kitchen

2.85 max x 2.75 max
LVT flooring, x2 UPVC double glazed windows to the front & side aspect, built-in airing cupboard (housing gas combi boiler), units below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & stainless steel extractor hood, integrated fridge-freezer and space for a washing machine.

Bedroom 1

3.83 x 3.14
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2/ Home office

2.76 x 2.77
A versatile space originally designed as a second bedroom but perfect for use as an extra reception room if desired. Features, LVT flooring, radiator and UPVC double glazed French doors opening to the rear garden.

Shower room

1.95 x 1.75
LVT flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan with light, aqua board wall panels, suite comprises a toilet & wash basin with a mixer tap set into a vanity unit and a mains-fed shower set into a cubicle enclosure.

Outside

The front garden is designed for ease of maintenance, featuring artificial grass complemented by borders filled with plants, shrubs and decorative shingle. A spacious driveway offers off-road parking for multiple vehicles and leads to the main entrance at the side, which is conveniently sheltered by a storm porch. The property also includes an outdoor tap and gated side access to the rear garden.

The South-West facing rear garden is thoughtfully designed for low maintenance, with artificial grass and borders filled with trees and shrubs. A patio area provides an ideal space for outdoor seating, surrounded by decorative shingle borders. A pedestrian path leads to a hardstanding area, complete with a large shed for additional outdoor storage. Gated access is also available at the rear.

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.

