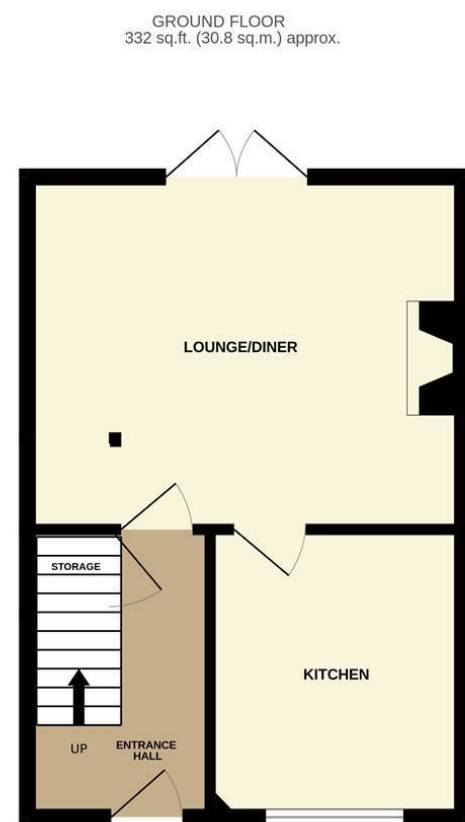


Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

£170,000
Asking Price



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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Montgomery Avenue Gunton, NR32 4DU

- Semi detached family home
- Off road parking for multiple vehicles
- South facing rear garden
- Gas central heating with combi boiler
- Direct access & views of a park at the rear
- Close to local amenities, shops & schools
- Ready to put your own stamp on
- UPVC double glazing
- Walking distance to Gunton beach
- 2 double bedrooms



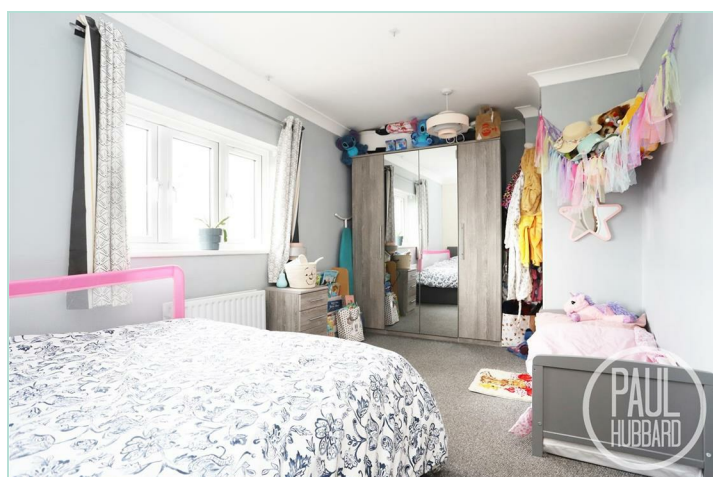
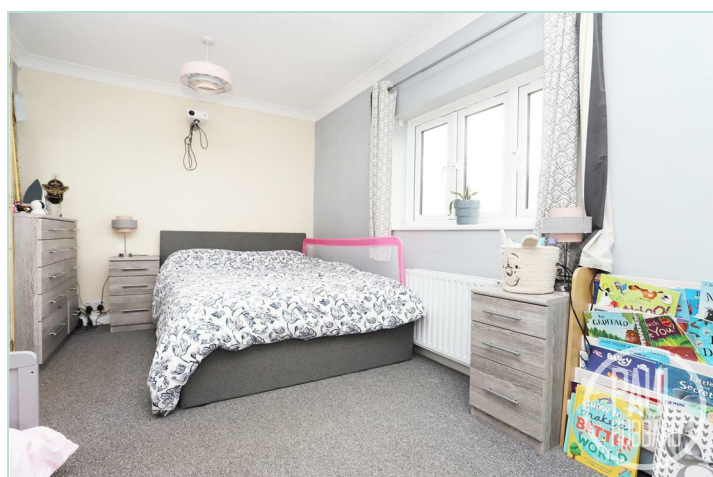
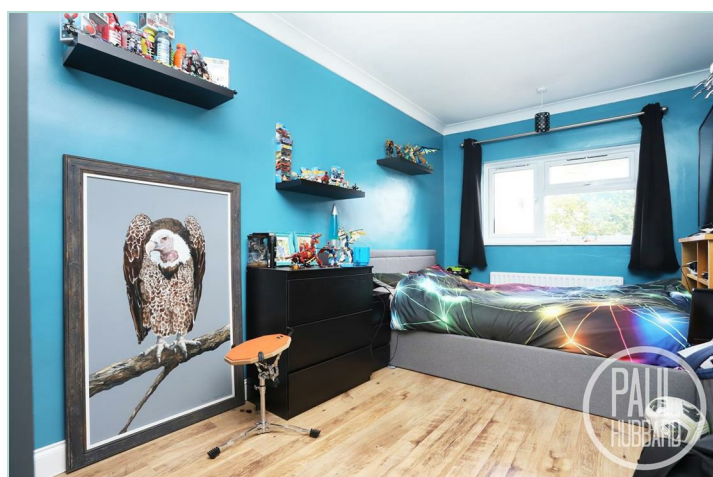
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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 front aspect, laminate flooring, radiator, gas combi boiler, stairs leading to the first flooring landing, under stairs storage cupboard and a door opens to the lounge/ diner.

Lounge/ Diner

Laminate flooring, radiator, electric fireplace, a door opens to the kitchen and UPVC French doors open to the garden.

Kitchen

Tile flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, space for an oven, fridge-freezer, washing machine & tumble dryer

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-2 & the family bathroom.

Bedroom 1

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

Bedroom 2

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

Bathroom

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, part-tiled walls, toilet, pedestal wash basin with a mixer tap, a panelled bath with hot & cold taps and a mains-fed shower set above.

Outside

Front shingle driveway installed in just 2023 provides off road parking for multiple vehicles, steps up take you to the main entrance door at the front and gated access to the rear is provided at the side.

South facing rear garden, fully paved and ready to be designed how you want, a good size and is fully enclosed by a panel fence surround, gated access to the rear directly to the park, perfect for dog walks. A brick built garden store.

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.

