

Tenure: Freehold

Council Tax Band: B

EPC Rating : 'C70'

Local Authority: Waveney District Council

£130,000
Offers Over



17 Somerton Avenue

Lowestoft , NR32 4EY

- Ideal First Time Buy
- Three Bedrooms
- West Facing Lawn Garden
- New uPVC Double Glazing in 2016
- Spacious Living Throughout

Head Office

178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us

www.paulhubbardonline.com
info@paulhubbardonline.com
01502 531218

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

**PAUL
HUBBARD**



Description:

ENTRANCE HALL

UPVC double glazed front door, wooden flooring, under stairs storage cupboard and door to lounge/diner

LOUNGE/DINER

23' 11" x 10' 9" (7.3m x 3.3m)

UPVC double glazed window to front, carpet flooring, stairs rising to first floor and door to kitchen

KITCHEN

8' 6" x 8' 6" (2.6m x 2.6m)

UPVC double glazed window to side and door to rear, newly fitted units above and below work surfaces, stainless steel sink and drainer, integral oven, grill, induction hob and extractor fan, integrated dishwasher and fridge-freezer

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m)

UPVC double glazed window to side, vinyl flooring, vanity sink, toilet and panel bath with electric shower

FIRST FLOOR LANDING

Carpet flooring, doors to bedrooms 1, 2 & 3

BEDROOM 1

11' 9" x 11' 1" (3.6m x 3.4m)

UPVC double glazed window to rear and carpet flooring

BEDROOM 2

12' 5" x 8' 10" (3.8m x 2.7m)

UPVC double glazed window to front and carpet flooring

BEDROOM 3

9' 6" x 4' 11" (2.9m x 1.5m)

UPVC double glazed window to front and carpet flooring

OUTSIDE

To the front there is a small enclosed garden area with walkway leading to front door

To the rear there is a beautiful west facing lawn garden with gated access to the rear, timber shed and door to conservatory

CONSERVATORY

9' 6" x 8' 2" (2.9m x 2.5m)

UPVC double glazed surround and French doors to rear, vinyl flooring

