Aldreds
Estate Agents

46 Avondale Road

Lowestoft, NR32 2HX

Offers Over £165,000

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Lowestoft, NR32 2HX

Aldreds are delighted to offer this well maintained three bedroom mid terrace house, ideally situated in central Lowestoft, within easy walking distance of a range of shops, schools, local amenities and the town's award-winning beaches. The property has been well maintained throughout and offers spacious and practical accommodation comprising an entrance hall, generous lounge and a particularly good sized kitchen/breakfast room. To the first floor, there is a landing providing access to three separate bedrooms and a family bathroom. Outside, the property benefits from an attractive front garden, while to the rear is a generous, private garden with gated rear access, offering a pleasant outdoor space for relaxation and entertaining. Further benefits include gas central heating and uPVC double glazing. The property enjoys an excellent central location and would make an ideal purchase for first-time buyers, families or buy-to-let investors. Offered at a realistic asking price and with the benefit of no onward chain, an early viewing is strongly recommended.

Entrance Hall

Tiled entrance flooring, laminate flooring, flat plastered ceiling with inset spotlighting, radiator, power points, stairs leading to first floor, understairs storage cupboard.

Lounge

12'11" x 10'3" (3.95 x 3.13)

Laminate flooring, radiator, uPVC window, flat plastered ceiling with inset spotlighting, telephone point, power points, TV point.

Kitchen/Breakfast Room

Tiled flooring, radiator, uPVC window, a range of fitted kitchen units with roll top work surfaces, stainless steel sink, tiled splashbacks, space for electric cooker, extraction cooker hood, recess and plumbing for washing machine and dishwasher, storage cupboard housing the combination boiler, power points, spotlighting.

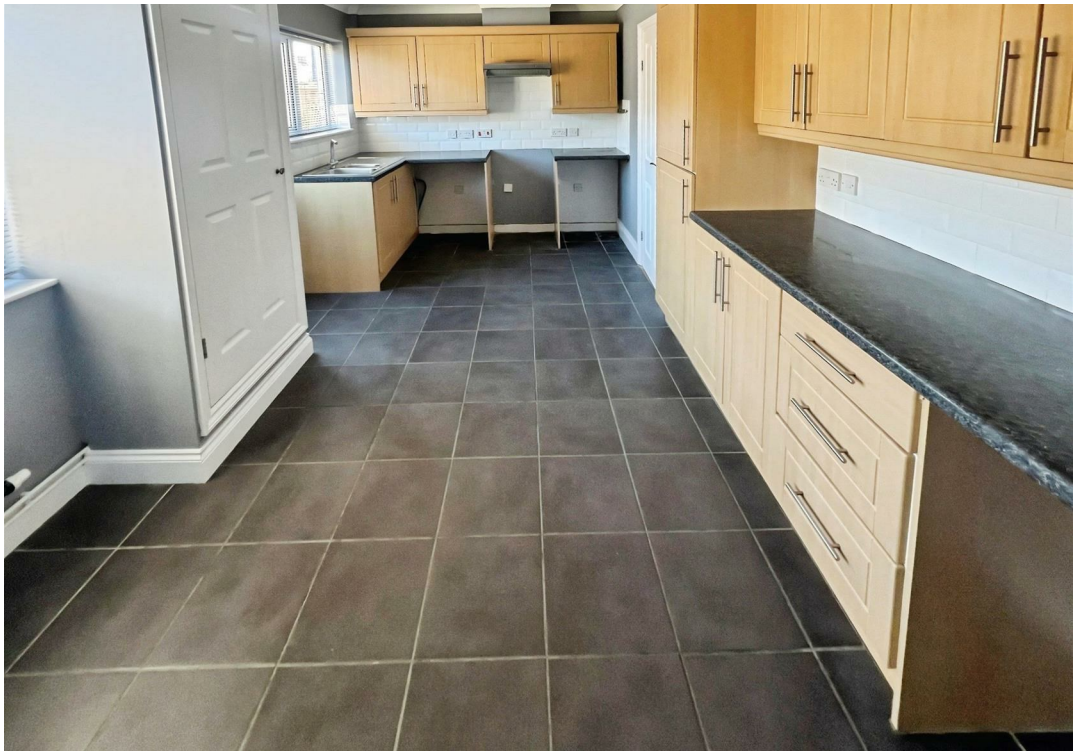
Landing

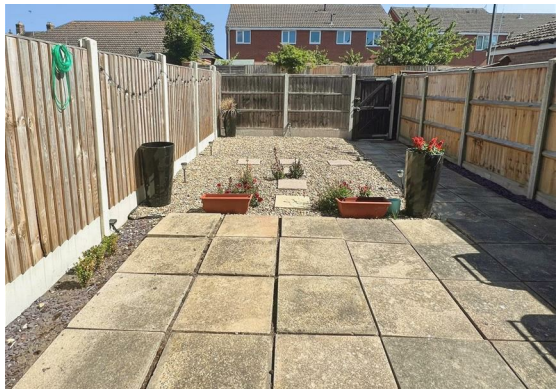
Fitted carpet, flat plastered ceiling with inset spotlighting, power points, doors leading to three separate bedrooms and the bathroom.

Bedroom 1

12'11" x 10'5" (3.96 x 3.18)

Fitted carpet, flat plastered ceiling, radiator, power points, TV point, uPVC window.





Bedroom 2
10'4" x 9'10" (3.15 x 3)
Fitted carpet, radiator, flat plastered ceiling, uPVC window, power points.

Bedroom 3
7'8" x 8'11" (2.36 x 2.72)
Laminate flooring, flat plastered ceiling, radiator, uPVC window, power points.

Bathroom
Vinyl flooring, panel bath with shower over and glass screen, hand basin, low level WC, fully tiled walls, stainless steel heated towel rail, uPVC window, inset spotlighting, loft access.

Outside
Outside to the front there is a well presented front garden, footpath leading to front door, ornamental slate areas, a range of bushes and shrubs, enclosed by low level brick walls. To the rear of the property there is a spacious private low maintenance garden laid to pebbles, patio seating area, all enclosed by high timber fencing with gated rear access.

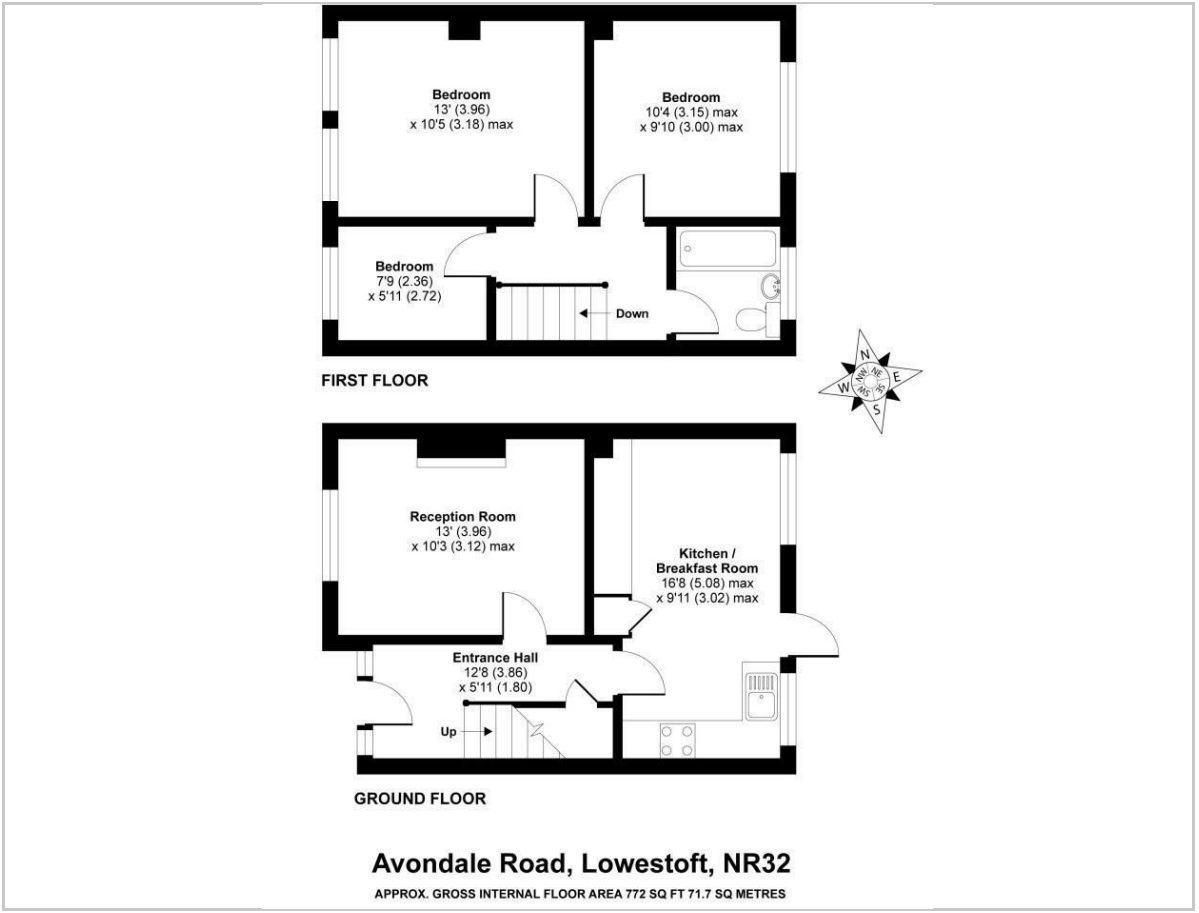
Tenure
Freehold

Services
Mains water, electricity, gas, drainage.

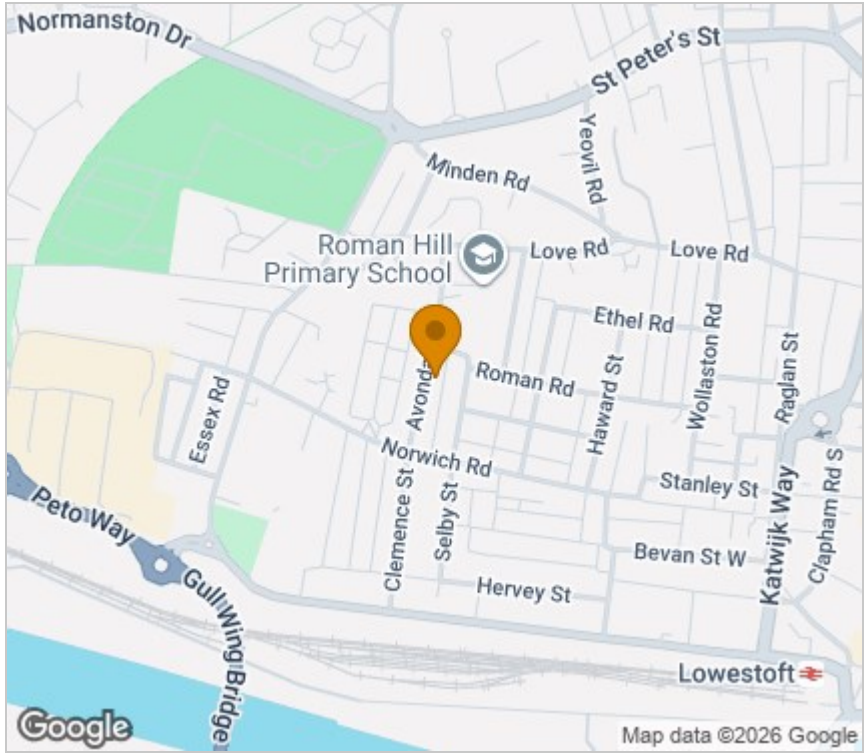
Council Tax
East Suffolk Band 'A'

Ref: L2692/08/26

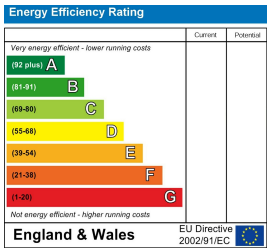
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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