

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

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

£220,000  
 Offers Over



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency save as given. Made with Hoxpax CG28



## Lincoln Avenue

Great Yarmouth, NR31 7NL

- Mid terrace family home
- Porch & hallway entrance
- 3 separate bedrooms
- Gorgeous open-plan kitchen/ diner
- Good size rear garden with brickbuilt garden store
- Cosy sitting room with period fireplace
- Off road parking for multiple vehicles
- Recently renovated kitchen & bathroom
- Close to local amenities, shops & schools
- Close by James paget hospital

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### Location

This home is located in the popular seaside town of Gorleston-on-Sea, known for its gorgeous stretches of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south making Gorleston an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a park, range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

### Porch Entrance

UPVC double glazed obscure window & entrance door to the front aspect, laminate flooring, space for storing coats & shoes and a door opens into the hallway.

### Hallway

Laminate flooring, spotlights, radiator, under-stair storage cupboard and doors opening to the sitting room and kitchen/ diner.

### Sitting Room

3.97 x 3.64  
Fitted carpet, UPVC double glazed window to the front aspect, radiator, a period open fireplace and a door opens into the kitchen/ diner.

### Kitchen/ Diner

5.90 max x 3.04 max  
Laminate flooring, UPVC double glazed window to the rear aspect, heated towel rail, spotlights, units above & below, laminate work surfaces, under cabinet lighting, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, large integrated fridge & freezer, dishwasher & washing machine, pantry cupboard, a UPVC door plus a UPVC sliding door opens to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access, built-in wardrobes and doors opening to bedrooms 1-3 and the bathroom.

### Bedroom 1

4.04 max x 3.97 max  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bedroom 2

4.01 max x 3.03 max  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

3.98 max x 2.34  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bathroom

2.30 x 1.69  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tile splash backs, toilet, wash basin set into a vanity unit with a mixer tap, panelled p-shape bath with a mixer tap, a handheld shower attachment and a mains fed shower set above.

### Outside

A brick weave driveway provides off-road parking for multiple vehicles and is complemented by chipping borders and shrubs. The main entrance door is located at the front of the property, and a shared passageway provides access to the rear garden.

The rear garden is mainly laid to lawn and features a large brick weave patio area, ideal for outdoor seating and entertaining. It is fully enclosed by timber fencing and also benefits from an outdoor tap and a brick-built outhouse, which provides useful garden storage and an external WC.

### 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.

