

Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: TBC  
 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	

**£200,000**  
 Offers In Excess Of



## Lloyds Avenue

Lowestoft, NR33 7TR

- Chain free
- Popular Kessingland location
- Semi detached bungalow
- 2 Bedrooms
- Front and rear gardens
- Separate entrance porch
- Close to local amenities
- Gas central heating
- A great opportunity to put your own stamp on it
- Double glazing throughout

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 Suffolk  
 NR33 0BB

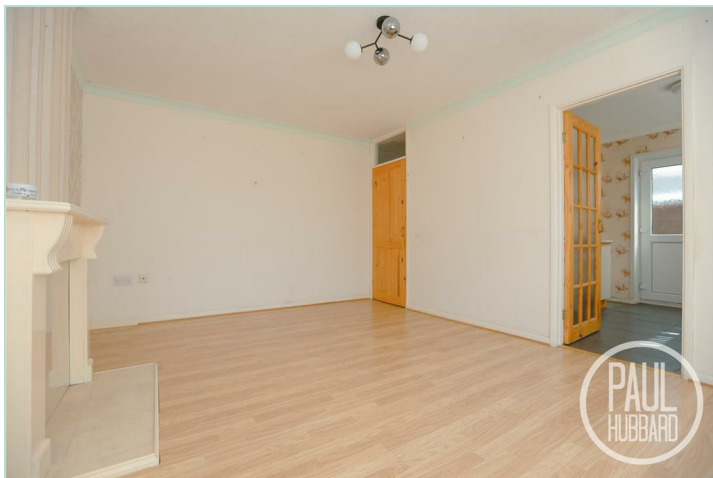
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

### Summary

Chain-free semi-detached bungalow in the popular Kessingland area, offering great potential to personalise. The property features two bedrooms (or flexible living space), a bright sitting room, fitted kitchen, shower room, and a conservatory leading to the rear garden. Benefits include gas central heating, double glazing, front and rear gardens, and a private enclosed outdoor space with decking, patio, and sheds. Conveniently located close to local amenities.

### Porch

1.75m x 1.71m  
UPVC double glazed entrance door to the front aspect and windows surround, wood effect laminate flooring throughout, a radiator and door opening to the sitting room.

### Sitting Room

4.66m x 3.44m  
UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, a radiator, feature fireplace, and doors opening to the kitchen and hallway.

### Kitchen

2.85m x 2.74m  
UPVC double glazed window to the front aspect, and door to the side aspect opening to a lean-to which leads round to the rear garden.  
Tile flooring throughout, a radiator, units above and below, laminate work surfaces, tiled splash back, a stainless steel sink with drainer, extractor fan with oven below, and space for appliances including a washing machine and fridge freezer.

### Hall

Wood effect laminate flooring throughout, loft hatch, and doors opening to bedrooms 1-2, a storage cupboard housing the gas boiler and the shower room.

### Shower Room

2.11m x 1.69m  
UPVC double glazed window to the side aspect, vinyl flooring throughout, tiled walls, a radiator, toilet, vanity unit with inset hand wash basin and electric shower enclosed in a glass cubicle.

### Bedroom 1

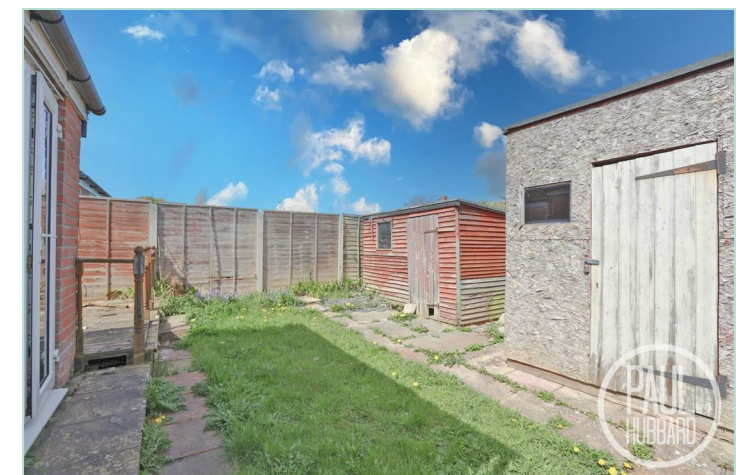
3.68m x 3.44m  
UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator and doors opening to built-in wardrobes and drawers.

### Bedroom 2/Dining Room

2.75m x 2.55m  
A room which has the potential to be used as a second bedroom, dining room or home office. With French doors opening into a conservatory, wood effect laminate flooring throughout, a radiator and sliding doors opening into a building in wardrobe.

### Conservatory

3.18m x 3.07m  
Windows to the side and rear aspects with French doors opening into the garden, tile flooring throughout, a radiator and door opening to a built in storage cupboard.



### Outside

To the front of the property steps lead down to a concrete pathway, small artificial lawn, and landscaped shingle patches, a timber gate opens to a lean to.

To the rear of the property a fully enclosed laid lawn garden with raised deck seating area and patio which houses two storage sheds.

### 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 today to arrange your free, no obligation quote.