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£180,000
Asking Price







# Harris Avenue

Lowestoft, NR32 4BB

- Ideal mid-terrace home
- Three separate bedrooms
- Multiple reception rooms
- Separate utility room
- Off-road parking for multiple vehicles
- Mature rear garden
- Built-in storage throughout
- Chain free
- Close to local amenities, shops and schools
- Excellent potential for further improvement

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## Location - Lowestoft

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

Obscure UPVC double glazed window and door to the front aspect lead into the entrance hall with a tiled floor, radiator, stairs leading to the first floor landing with understair storage cupboard and doors leading to the living and dining rooms.

## Living room

4.00 x 4.00

UPVC double glazed window to the front aspect, radiator, fitted carpet and feature fireplace.

## Dining room

3.67 x 2.99 max

UPVC double glazed window and door to the conservatory, fitted carpet, radiator, built in storage cupboard and an opening leading to the kitchen.

## Kitchen

2.51 x 2.11 max

UPVC double glazed window to the conservatory, tiled flooring and flashbacks, units above and below with space for oven, fridge and washing machine. Under sink and drainer with mixer tap and vinyl work surfaces.

## Conservatory

4.94 x 4.51 max

UPVC double glazed French doors and 2 x windows to the rear aspect, 2 x radiators and tiled floors, an opening leads to a utility area.

## Utility

3.62 x 1.57 max

UPVC double glazed window to the rear aspect, tiled flooring with part tiled walls and a sink.

## Stairs leading to the first floor landing

Fitted carpet, timber bannister, a storage cupboard housing the water tank and doors leading to bedrooms and bathroom.

## Bathroom

2.40 x 1.67

Obscure UPVC double glazed window to the rear aspect, carpet tiles, radiator, part tiled walls, pedestal olive green sink with matching toilet and bidet with hot and cold taps, panelled bath with electric shower. There is also access to the loft.









## Bedroom 1

3.99 x 3.30 max

UPVC double glazed window to the front aspect, fitted carpet, radiator and built in wardrobes.

## Bedroom 2

4.01 x 2.56

UPVC double glazed window to the rear aspect, fitted carpet, radiator and built in wardrobe.

## Bedroom 3

3.11 x 2.08 max

UPVC double glazed window to the front aspect, fitted carpet, radiator, boiler and built in storage.

## Outside

Front

To the front of the property is a shingle driveway providing off-road parking for multiple vehicles. A concrete pathway leads from the driveway to the storm porch and main entrance door. Beneath the living room window is a brick-built border, planted with mature shrubs and trees.

Rear

To the rear of the property is a garden featuring a brick-weave patio and a further paved patio area, leading onto a laid lawn. A concrete pathway continues to a hardstanding area at the bottom of the garden, where a greenhouse and timber storage shed are located. Mature, well-stocked borders containing a variety of plants, shrubs and trees add to the garden, which is enclosed by panelled timber fencing. A gate provides access to a rear alleyway.

## 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.

## Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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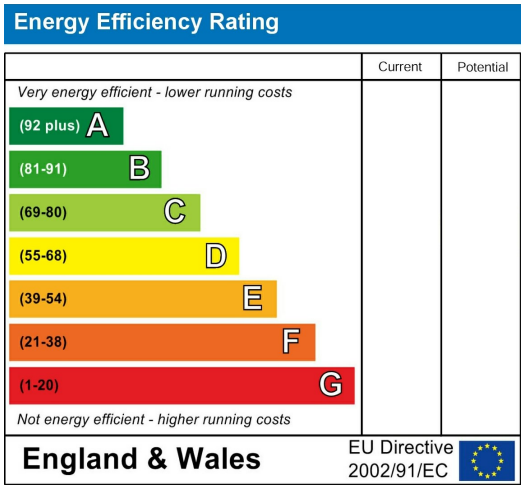








Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk Council







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