www.paulhubbardonline.com

£170,000
Asking Price







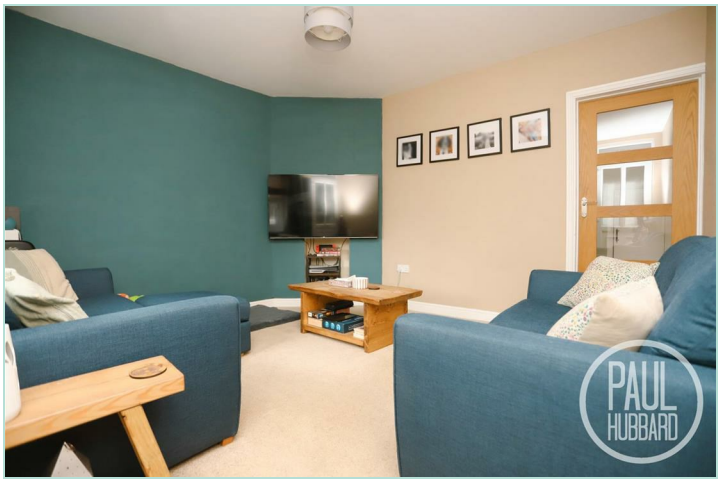
Somerton Avenue

Lowestoft, NR32 4EZ

- Well presented end terrace home
- 2 double bedrooms
- Ideal for FTB or investment
- Off road parking
- Gas central heating
- Built in storage
- Fully enclosed rear garden
- Popular north Lowestoft location
- Close to local shops, schools and amenities
- Great transport links nearby

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









Summary

A well-presented two-bedroom end-terrace home situated in a popular North Lowestoft location, ideally suited to first-time buyers and investors alike. The property offers a spacious lounge, separate dining room, fitted kitchen and family bathroom, along with two generous double bedrooms. Further benefits include gas central heating, fitting for potential EV charger, and off-road parking to the front. To the rear, a fully enclosed garden features a patio seating area, lawn, mature planting, raised potting beds, a greenhouse and garden shed. Conveniently located close to local shops, schools, amenities and excellent transport links, this property is well worth viewing.

Porch

1.2m x 1.2m

UPVC double glazed front door to front aspect with UPVC double glazed window to the side aspect and a door leading into living room.

Lounge

3.7m x 3.6m

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Dining Room

3.7m x 3.5m

Laminate flooring, UPVC double glazed door to the rear aspect, under stairs storage and a radiator.

Kitchen

2.5m x 2.3m

UPVC double glazed window to the side aspect, vinyl flooring, units above and below, inset stainless sink with drainer. Built in oven with stainless steel overhead extractor fan, space for washing machine and fridge freezer.

Bathroom

2.3m x 1.6m

UPVC obscure double glazed window to rear aspect, vinyl flooring, partly tiled walls, toilet, pedestal hand basin, fitted bath, wall mounted electric shower with hand held shower head attachment and a radiator.

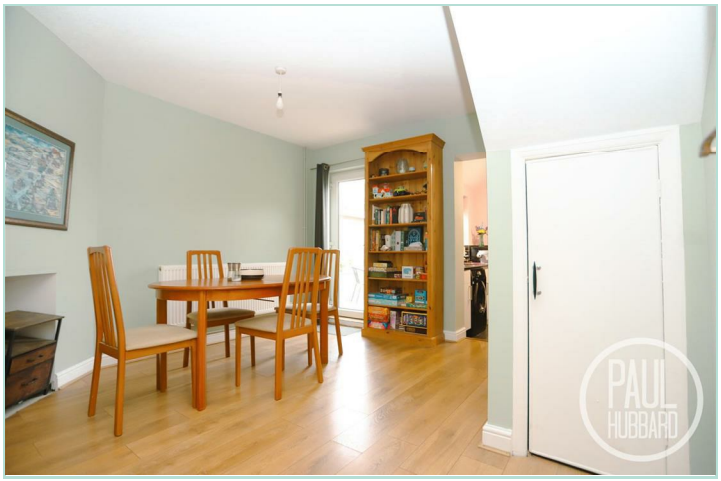
Stairs leading to the landing

Fitted carpet, loft access and doors leading into bedrooms

Bedroom 1

3.7 x 3.6m

Fitted carpet, UPVC double glazed windows to the front aspect and a radiator.









Bedroom 2

3.5m x 2.9m

Fitted carpet, UPVC double glazed windows to the rear aspect, a radiator and storage housing the gas combi boiler.

Outside

To the rear is a partially brick-enclosed patio area, leading onto a laid-to-lawn garden with raised potting beds and a variety of mature plants and shrubs. The garden benefits from rear access and also features a garden shed and greenhouse. The space is fully enclosed by wooden panel fencing, with established shrubs and plants bordering the garden.

To the front of the property is a gravel driveway providing off-road parking, with a low-maintenance finish and convenient access to the front entrance.

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.

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.


PAUL
HUBBARD


PAUL
HUBBARD





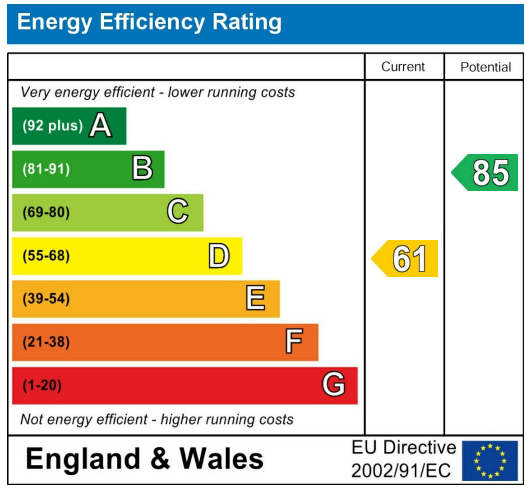








Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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

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