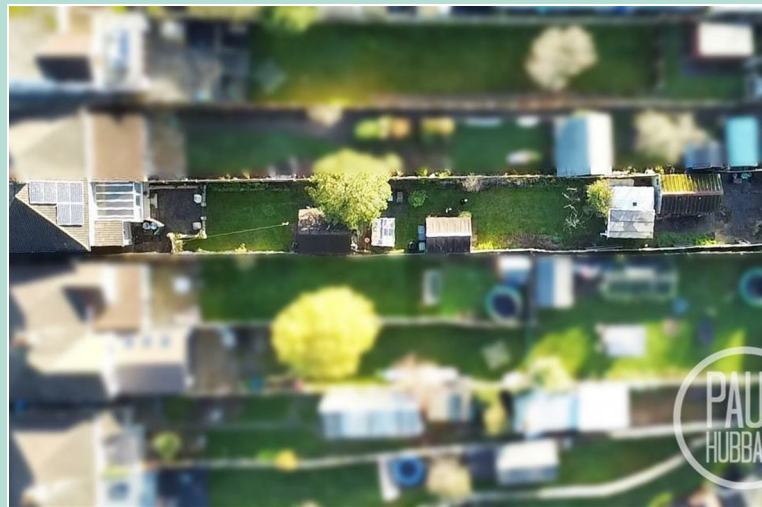


£210,000  
Asking Price



## The Avenue

Lowestoft, NR33 7LJ

- Offering a great opportunity to put your own stamp on it
- Sought after Pakefield location, nearby local amenities
- Chain free
- Full ownership solar panels to the front and rear
- Recently fitted gas combi boiler
- Driveway with off road parking
- 3 Separate bedrooms
- Open plan lounge/diner
- Sizeable west facing garden with multiple outhouses
- Conservatory with separate ground floor WC







### Location

Discover the hidden gem of sought after Pakefield, a charming village nestled in Lowestoft, Suffolk, blessed with award-winning sandy beaches, breath-taking Victorian seafront gardens, and the iconic Royal Plain Fountains. With two piers and an array of independent eateries, there's no shortage of things to do and see. Pakefield is also home to top-rated schools, excellent public transport links, and a vibrant local community.

### Entrance Hall

Fitted carpet, UPVC double glazed window to the side aspect, consumer unit, radiator, stairs leading to the first floor landing, under-stair storage cupboard (housing a recently fitted gas combi boiler), a timber frame internal window and a door opens into the lounge/ diner.



### Lounge/ Diner

8.14 max into bay x 3.04

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators, gas fireplace, an archway opening leads through to the kitchen and UPVC French doors open into the conservatory.

### Kitchen

3.67 max x 1.78 max

Laminate flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob, extractor hood and space for a fridge-freezer & washing machine.



### Conservatory

3.34 x 3.11

Tile flooring, radiator, a door opens to a WC, UPVC sliding doors to the rear and a UPVC door to the side aspect.

### WC

1.77 x 0.88

A step down to the WC which comprises tile flooring, dual aspect windows, radiator, extractor fan, tile splash backs, toilet and a wall mounted wash basin with a mixer tap.

### Bathroom

3.03 x 1.77

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, loft access, tiled walls, toilet, wash basin set into a vanity unit with hot & cold taps, bidet, spacious corner bath tub with a mixer tap and a mains-fed shower set above.





### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect and doors opening to bedrooms 1-3 & the family bathroom.

### Bedroom 1

4.13 max into bay x 3.03

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

### Bedroom 2

3.66 max x 3.03 max

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

### Bedroom 3

2.61 x 2.11

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

### Outside

To the front, a brick-weave driveway provides off-road parking, bordered by a low brick wall. A level cast iron side gate opens to a concrete pathway leading to steps up to the porch and main entrance, with a second gate giving access to the rear garden.

The rear offers a generous west-facing garden, mainly laid to lawn, with double gates providing further access and additional parking. The plot includes several outbuildings, a greenhouse, and mature trees. Power runs through to the back garage, with a second garage featuring an inspection pit.

### Agent note

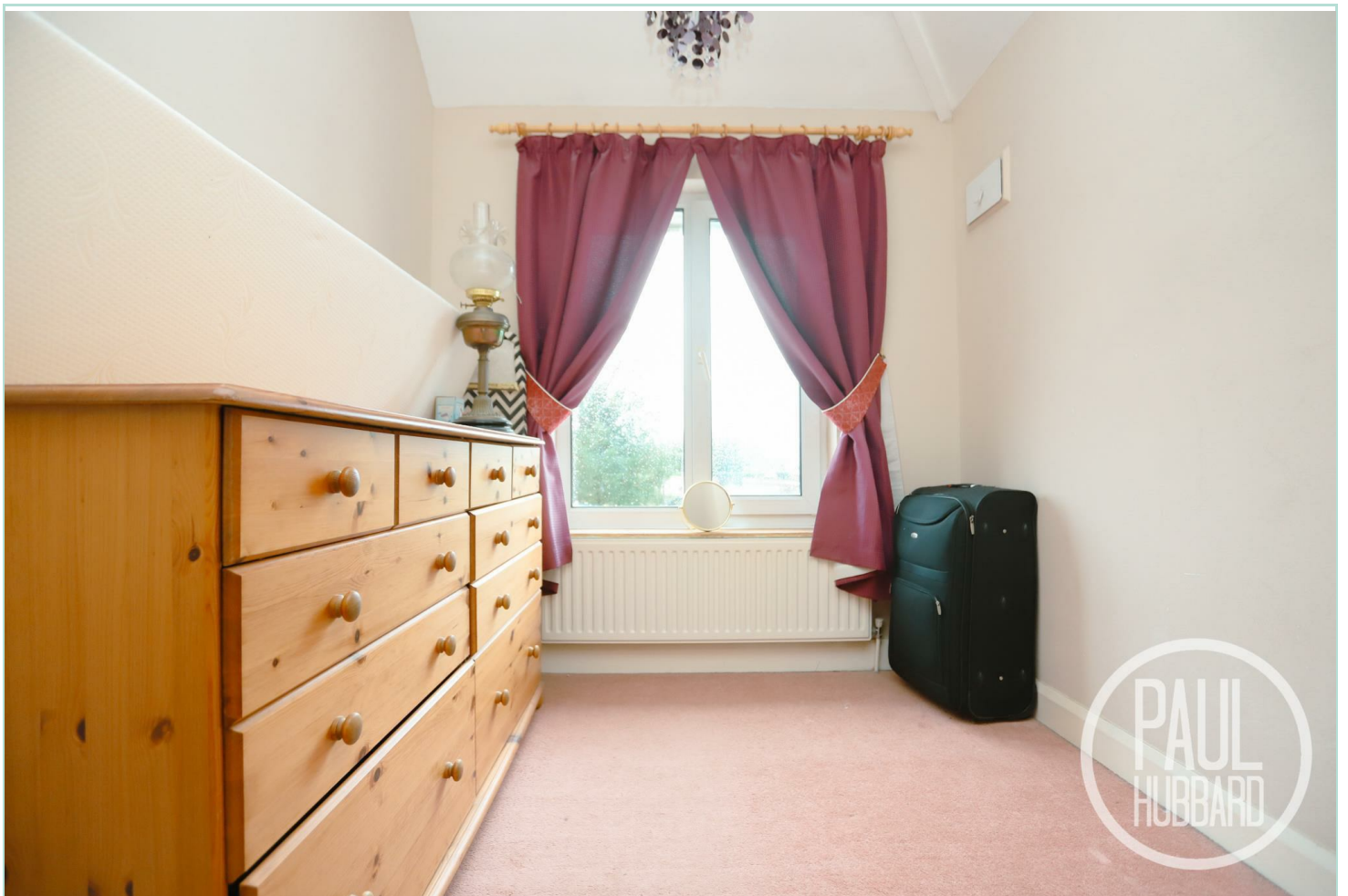
-The property benefits from full ownership solar panels located on the front and rear of the property.

### 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.











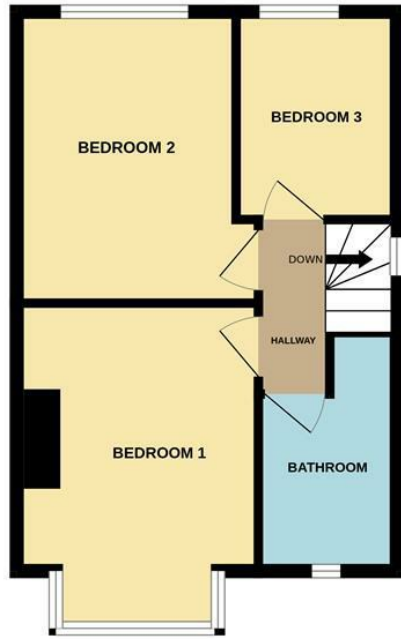
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: TBC  
Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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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 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