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Avondale Road  
Lowestoft, NR32 2HU

'Offers In Excess Of' £120,000

Situated in a POPULAR North Lowestoft location, this 2 bedroom terraced property is offered in good condition throughout. Just a short distance to North Quay retail park, the property provides access to a RANGE OF AMENITIES including supermarkets, schools & transport links. Accommodation comprises; entrance hall, lounge / diner, KITCHEN / BREAKFAST room & lean-to. 2 DOUBLE bedrooms & first floor bathroom. uPVC DG & GCH throughout with ENCLOSED rear garden.

### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home. Fitted carpet and door into the...

### LOUNGE / DINER

17' 8" x 11' 10" (5.41m x 3.62m max)

Good size lounge / diner has laminate flooring, uPVC double glazed window, radiator, TV and power points. Under stair cupboard offering your storage solution and opening into the...

### KITCHEN

11' 10" x 10' 11" (3.61m x 3.34m)

Modern fitted kitchen comprises a range of wall and base units with worktop, inset Belfast sink, oven with gas hob and extractor over, microwave, integrated fridge / freezer and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator and door into the...

### LEAN TO

10' 0" x 6' 6" (3.07m x 1.99m)

A handy space to store your outdoor wears with sliding door out to the rear garden.

### FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to both bedrooms and bathroom.

### BEDROOM 1

11' 10" x 10' 10" (3.62m max x 3.32m max)

Double bedroom to the front of the home has fitted carpet, uPVC double glazed window, radiator and power points.

### BEDROOM 2

11' 10" x 9' 8" (3.63m x 2.97m)

Another double bedroom has laminate flooring, uPVC double glazed window, radiator, power points and cupboard offering your storage solution.

### BATHROOM

White suite comprises a low level WC, pedestal basin and panelled bath. Vinyl flooring, radiator and extractor.

### OUTSIDE

Low maintenance frontage has a patio area leading to the front of the home. To the rear, the laid to lawn garden has a patio area perfect for alfresco dining and raised shingle borders. Timber shed offers your external storage solution and gated access leads to the rear service road.

**EAST SUFFOLK COUNCIL TAX - BAND A**

**ENERGY PERFORMANCE CERTIFICATE RATING - D**



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

AVONDALE ROAD, LOWESTOFT, NR32 2HU  
TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix G2021

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

