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Avondale Road
Lowestoft, NR32 2HU
£120,000

WELL PRESENTED throughout, this 3 bed terraced property is an ideal FIRST HOME or INVESTMENT. Conveniently located close to local schools & a wide range of amenities, the property is READY TO MOVE INTO. Accommodation comprises; lounge, dining room, MODERN KITCHEN, bathroom & 3 bedrooms (3rd off 2nd). uPVC double glazing throughout with electric heating & enclosed rear garden.

ENTRANCE PORCH

Through the part glazed door into the entrance porch of this home... Tiled flooring and uPVC double glazed window. Door into the...

LOUNGE 11' 1" x 11' 1" (3.39m x 3.39m)

Spacious lounge has vinyl flooring, uPVC double glazed window, TV, power points and a gas fire in situ. Door into the...

INNER HALLWAY

With vinyl flooring and carpeted stairs to the first floor; door into the...

DINING ROOM 11' 1" x 11' 0" (3.39m x 3.36m)

A versatile second reception room with vinyl flooring, uPVC double glazed window, TV, power points, gas fire in situ and under stair cupboard offering your storage solution. Door into the...

KITCHEN 10' 4" x 6' 3" (3.17m x 1.93m)

Fitted kitchen comprises a range of shaker style wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Luxury vinyl tile flooring, uPVC double glazed window and power points. Opening into the...

REAR LOBBY

Providing the perfect place for your outdoor wears... Luxury vinyl tile flooring, cupboard houses the hot water cylinder and uPVC part double glazed French doors out to the rear garden. Door into the...

BATHROOM

Modern white suite comprises a low level WC, pedestal basin and 'P' shaped panelled bath with mixer tap, electric shower and screen. Luxury vinyl tile flooring, opaque uPVC double glazed window and heated towel rail.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors into bedroom 1 & 2.

BEDROOM 1 11' 3" x 11' 1" (3.43m x 3.40m)

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

BEDROOM 2 11' 1" x 11' 1" (3.39m x 3.39m)

Another double has fitted carpet, uPVC double glazed window, electric storage heater, TV, power points and an over stair cupboard offering your storage solution. Door into...

BEDROOM 3 10' 6" x 6' 5" (3.22m x 1.96m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, electric storage heater and power points.

OUTSIDE

Low maintenance frontage has a pathway leading to the front of the home and shingle borders. To the rear; brick weave pathway leads to an artificial lawn; timber shed offers your outside storage solution; outside power and light. Gated access leads to the rear service road.

EAST SUFFOLK COUNCIL TAX - BAND A
ENERGY PERFORMANCE CERTIFICATE RATING - E



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

AVONDALE ROAD, LOWESTOFT, NR32 2HU
TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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 misstatement. 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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