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*The Avenue,*  
Lowestoft, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



A traditional bay fronted style end-terrace house in a well connected location, not far from the beaches of Lowestoft and Pakefield. This attractive grey-brick property offers two reception rooms, three separate bedrooms, bathroom, front and generous rear garden, with access to the A12 close by. Viewing is highly recommended.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Two Double Bedrooms
- Third Single Bedroom
- Front & Rear Gardens
- Accessible Location



**Property**

Pushing open the front door, a traditional hallway leads away from you to the stairs to the first-floor, passing the two ground-floor reception rooms. To the front is a generous sitting room with bay window and fireplace, currently housing a gas fire. The dining room is another versatile space, with ample room for a family dining set. the kitchen is the next room along with a back door to the rear garden and access to the bathroom. The kitchen is fitted with an ample range of modern wall and floor storage units with cooker and hob integrated within. Space for a washing machine can be found under the countertop and a handy under-stairs cupboard is the ideal spot for a fridge-freezer. The bathroom is equipped with a bathtub and shower over, along with toilet and wash basin. Moving upstairs a landing connects the three bedrooms on offer. To the front aspect is the main bedroom; a generous double room with helpful storage recess beside the chimney stack. The second bedroom is a typical double and the third is a single bedroom with boiler cupboard to one corner.



## Outside

A picket fence marks the boundary of the front garden, where you push aside a gate and wander along the concrete path to the front door. The front is laid mostly to lawn with a tree taking centre stage, surrounded by colourful flowers. To the left of the garden is an alleyway that this property and the one next door use for access directly to the rear garden. To the back of the house is an area of hardstanding that then gives way to an area of lawn, bordered on three sides by framed plant beds, stocked with various shrubs and bushes. To the very end of the garden is an area of paved patio that makes for an ideal seating area to catch the afternoon sun.

## Location

The Avenue is located to the South of the Lowestoft, close to where the town meets Pakefield. Pakefield hosts a fabulous beach, wealth of shops and pubs as well as the Seagull Theatre which hosts some wonderful plays. The locality is served by a number of schools catering for children of all ages. Located on the most easterly point of the British Isles, Lowestoft provides an ideal holiday location set within a traditional seaside town, with it's Blue Flag award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas central heating. All mains connected.

Energy Rating: D

## Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR33 7LW

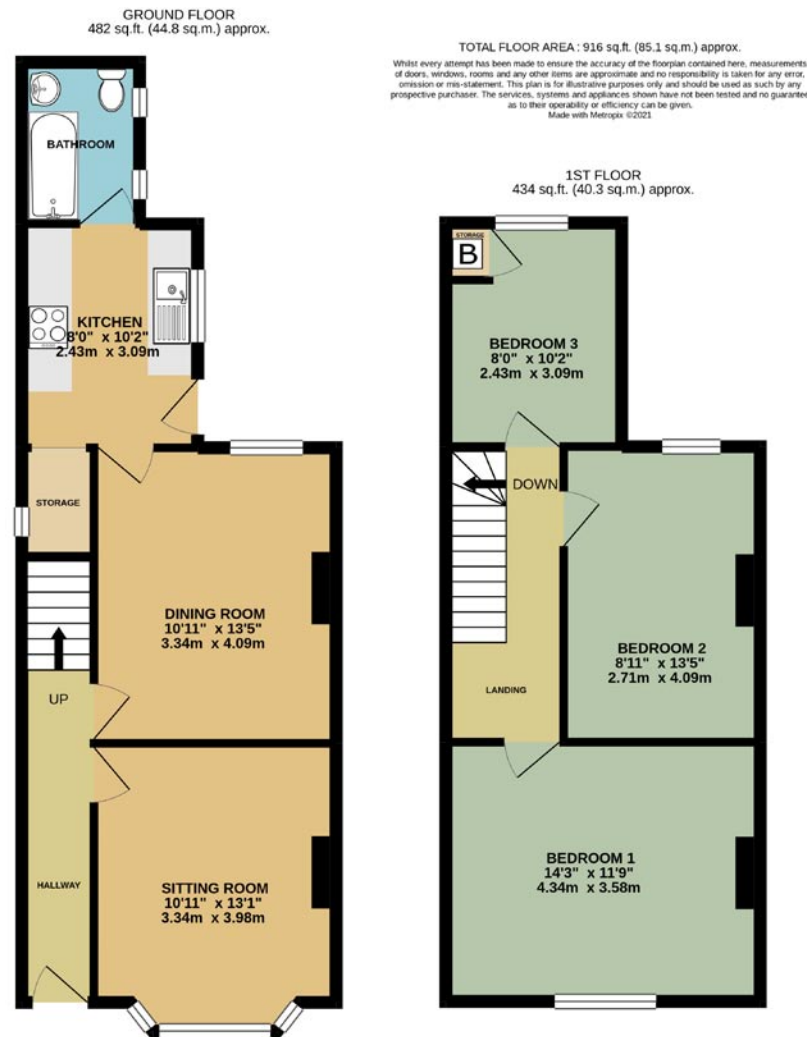
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Price: £170,000**



To arrange a viewing, please call 01502 710180

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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