

**Aldreds**  
Estate Agents



33 Avondale Road

Lowestoft, NR32 2HU

Asking Price £115,000



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### 33 Avondale Road

Lowestoft, NR32 2HU

Aldreds are pleased to present this attractive three-bedroom property, ideally located in North Lowestoft. The home benefits from gas-fired central heating via a modern, energy-efficient combination boiler, along with uPVC windows and doors throughout. The ground floor has recently been upgraded with new carpets in the main reception areas, enhancing the overall presentation. The spacious and versatile accommodation comprises a welcoming lounge, inner hallway, separate dining room, kitchen, and a ground floor family bathroom. Upstairs, a small landing three well-proportioned bedrooms. To the rear, the property offers a fully enclosed patio garden, ideal for bistro-style outdoor dining. The garden also benefits from vehicular rear access, offering potential for off-road parking if desired. Offered at a very realistic asking price, this property would make an excellent first-time purchase or investment opportunity. Early viewing is highly recommended. Offered with no onward chain.

#### Lounge

12'1" x 11'1" (3.69 x 3.39)

Newly fitted carpet, power points, Upvc window, radiator, T.V point, feature fireplace.

#### Inner Hallway

Newly fitted carpet, stairs off to the first floor.

#### Dining Room

11'1" x 11'1" (3.39 x 3.38)

Newly fitted carpet, feature fireplace, radiator, power points, Upvc window, under stair storage cupboard.

#### Kitchen

10'9" x 6'7" (3.28 x 2.01)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, recess for white goods including plumbing for washing machine, Upvc window, wall mounted energy efficient combination boiler, Upvc door leading out to rear garden.

#### Rear Lobby

Ceramic tiled flooring, roll top work surface, Upvc window, recess for tumble dryer, full length storage cupboard.





### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, Upvc window.

### First Floor

Small landing with fitted carpet, loft access leading to insulated loft space.

### Bedroom 1

11'3" x 11'1" (3.45 x 3.4)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, full length storage cupboard/wardrobe.

### Bedroom 2

11'9" x 11'3" (3.59 x 3.43)

Fitted carpet, coved ceiling, radiator, Upvc window, power points, T.V point, full length cupboard/wardrobe with door leading to Bedroom 3.

### Bedroom 3

10'4" x 6'5" (3.16 x 1.98)

Fitted carpet, Upvc window, power points, radiator.

### Outside

#### Outside To The Front

There is an enclosed front garden with footpath leading to front door.

#### Outside To The Rear

There is an enclosed patio garden providing space for bistro style dining, timber and felt garden shed, enclosed by high fencing. There is vehicular rear access which gives the potential of off road parking if required.

### Tenure And Services

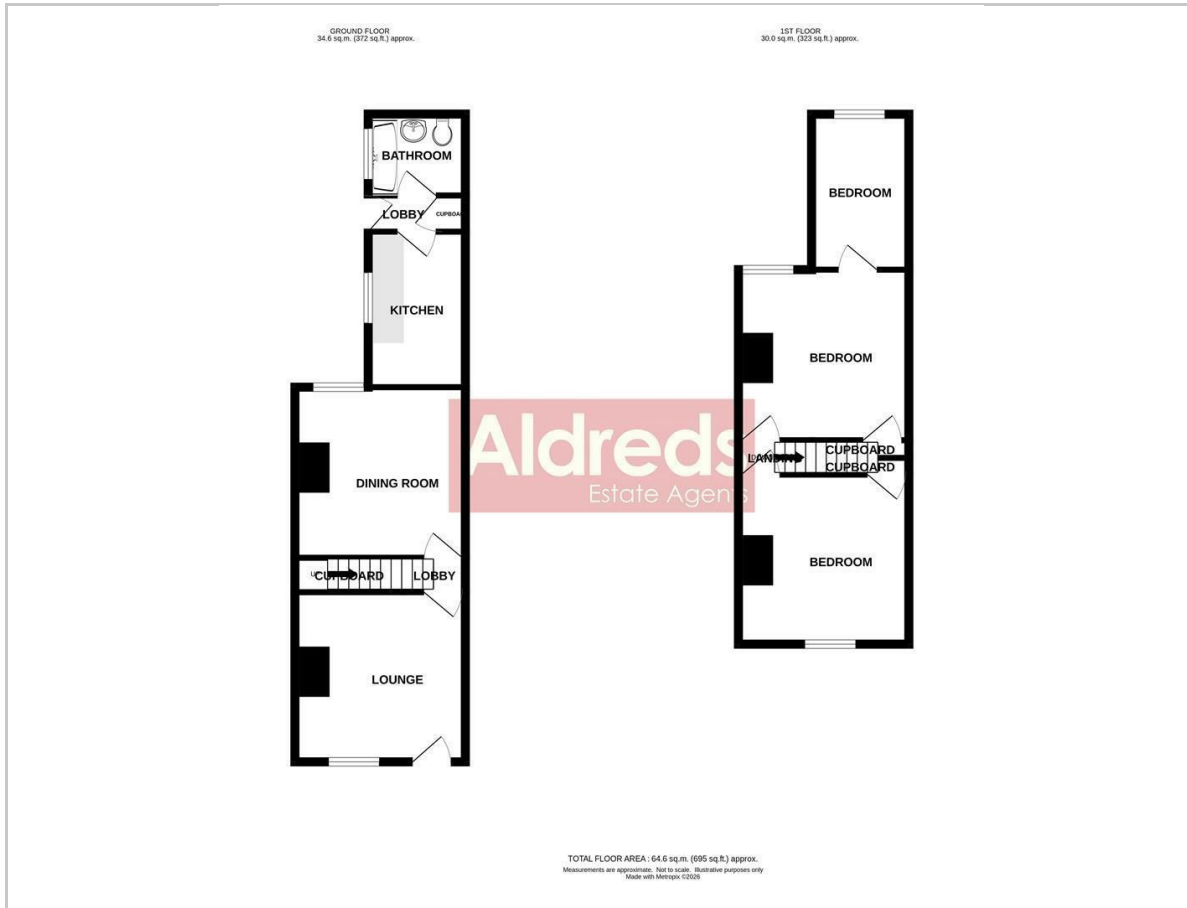
Freehold

Council Tax Band - A

Mains Gas Electric Drains And Water



## Floor Plan



## Viewing

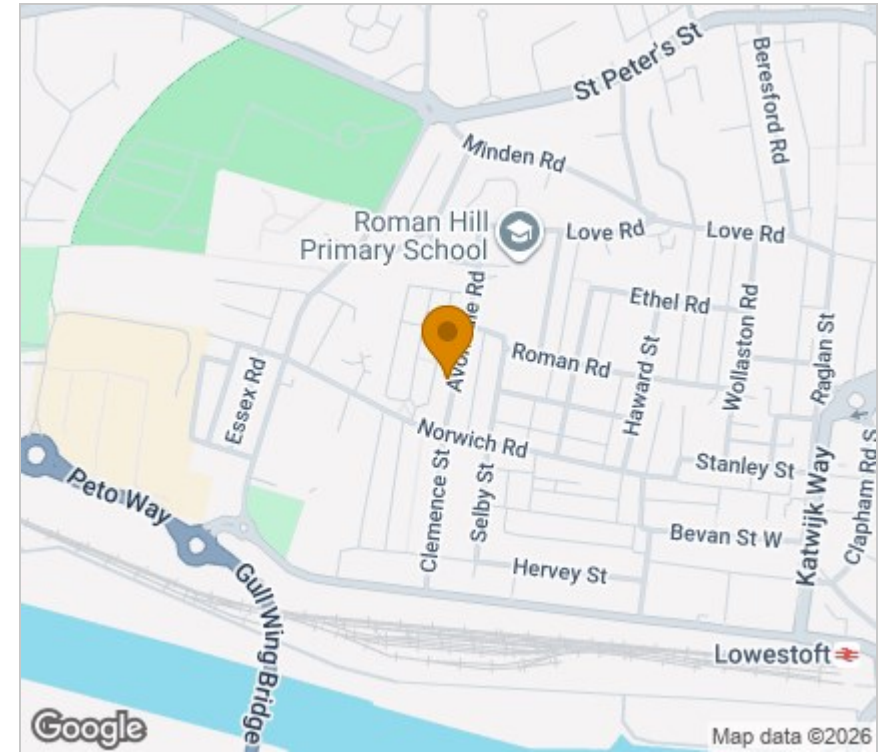
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

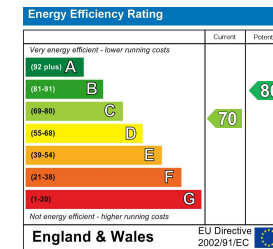
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## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA