



**Aldreds**  
Estate Agents

87 Montgomery Avenue

Lowestoft, NR32 4DU

Asking Price £165,000





## 87 Montgomery Avenue

Lowestoft, NR32 4DU

Aldreds are delighted to offer this very well presented two bedroom end terrace property situated in this convenient North Lowestoft location being close to all amenities and within walking distance of North Lowestoft beach. The spacious accommodation includes an entrance hall, spacious lounge and modern fitted kitchen. On the first floor there is a central landing, two double bedrooms and a family bathroom with a bath and shower. Outside to the front there is a wide driveway providing off road parking. To the rear there is an enclosed garden which backs onto open fields. Benefits also include gas fired central heating and uPVC double glazing. An outstanding family home set at a realistic asking price, early viewing is strongly recommended.

### Entrance Hall

Laminate flooring, uPVC entrance door, radiator, stairs rising to first floor, wall mounted modern energy efficient combination boiler, understairs storage cupboard.

### Lounge

13'0" x 15'4" (3.98 x 4.68)

Laminate flooring, picture rails, power points, tv point, modern fireplace with living flame electric fire, radiator, double uPVC patio doors leading out to the rear garden.

### Kitchen

10'11" x 8'9" (3.34 x 2.67)

Ceramic tiled flooring, a full range of modern fitted kitchen units with extended work surfaces, polycarbonate sink with single drainer, recess for white goods including plumbing for a washing machine, uPVC window, tiled splashbacks, radiator.

### Central Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space.







### Bedroom 1

9'2" x 15'3" (2.81 x 4.65)

Fitted carpet, flat plastered and coved ceiling, uPVC window with open field views, radiator, power points, full length fitted cupboard/wardrobe.

### Bedroom 2

8'0" x 13'11" (2.46 x 4.25)

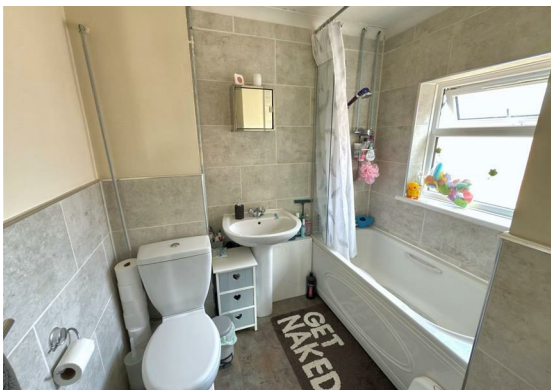
Laminate flooring, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

### Family Bathroom

Laminate tiled flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, radiator, part tiled walls, uPVC window.

### Outside

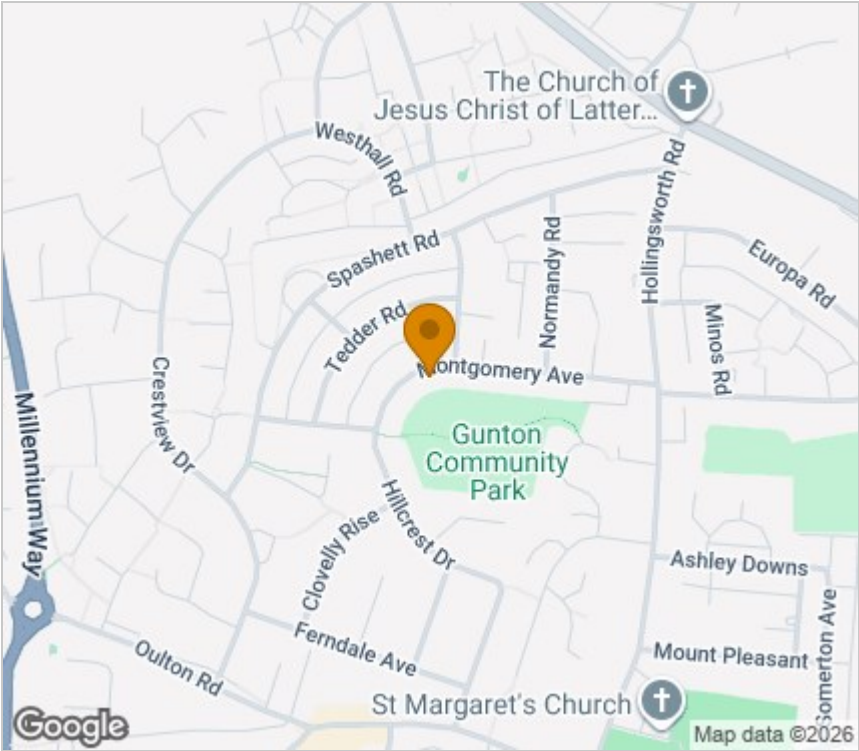
To the front of the property there is a double width driveway providing parking for three cars. Outside to the rear there is a fully enclosed approximate South facing garden backing onto open fields with rear vehicular access providing further off road parking if required, brick outbuilding.



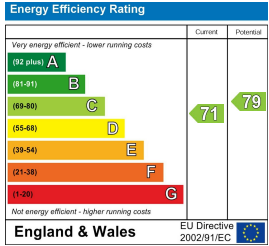
Floor Plan



Area Map



Energy Efficiency Graph



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.

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