

Aldreds
Estate Agents

154 The Avenue

Pakefield, Lowestoft, NR33 7LW

Asking Price £150,000

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Aldreds are delighted to offer this three bedroom property situated in one of the most desirable postcodes in South Lowestoft being on the fringe of Kirkley and Pakefield. The property is within easy access of Pakefield beach and amenities with spacious accommodation including an entrance porch, two reception rooms, modern fitted kitchen and ground floor bathroom. On the first floor there is a small landing and three bedrooms. This property has lots of character and in-keeping features. Benefits also include gas fired central heating with modern combi boiler, and Georgian style uPVC windows. Outside to the rear there is a large lawned garden with vehicular access giving the option of off road parking if required. Properties situated in The Avenue rarely become available at this realistic asking price and early viewing is strongly recommended.

Entrance Porch
Ceramic tiled flooring, composite entrance door.

Lounge
11'1" x 11'6" (3.4 x 3.52)
Original painted floorboards, uPVC Georgian style window, tiled fireplace with inset living flame fire, power points, tv point, radiator.

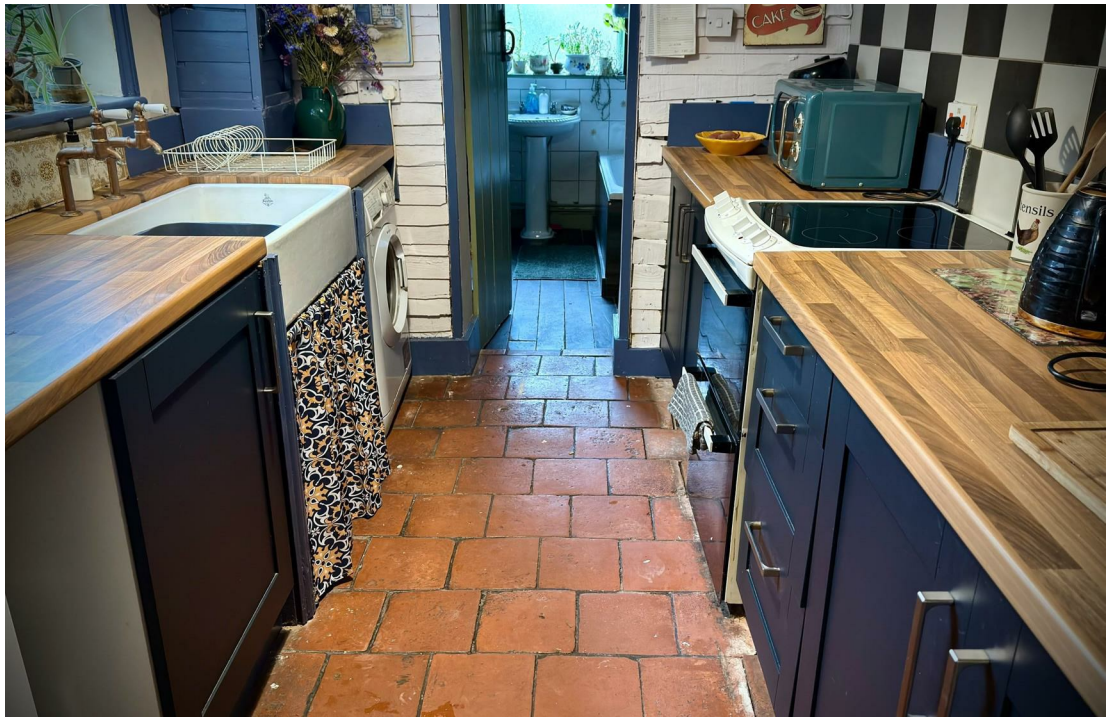
Inner Hallway
Original stripped and varnished floorboards, stairs leading to first floor.

Dining Room
11'2" x 11'7" (3.42 x 3.54)
Original stripped and varnished floorboards, picture rails, Georgian style uPVC door leading out to the rear garden, open fireplace with tiled hearth, timber surround and brick inset, radiator, power points, understairs recess, tv point.

Kitchen
11'0" x 7'2" (3.36 x 2.2)
Stone tiled flooring, a range of modern recently installed kitchen units with extended work surfaces, Butler style ceramic sink, recess for white goods including plumbing for a washing machine, electric cooker point, tiled splashbacks, uPVC Georgian style window, wall mounted recently installed energy efficient combination boiler.















Family Bathroom

White bathroom suite comprising of a panel bath, pedestal sink, low level WC, radiator, uPVC window, part tiled walls.

Landing

Original stripped and varnished floorboards.

Bedroom 1

11'8" x 11'7" (3.56 x 3.54)

Stripped and varnished floorboards, uPVC Georgian style window, radiator, power points, original cast iron fireplace, full length cupboard/wardrobe.

Bedroom 2

11'10" x 11'7" (3.63 x 3.54)

Stripped and varnished floorboards, uPVC window, original cast iron fireplace, radiator, power points.

Bedroom 3

10'8" x 7'3" (3.27 x 2.21)

Stripped and varnished floorboards, uPVC window, radiator, power points.

Outside

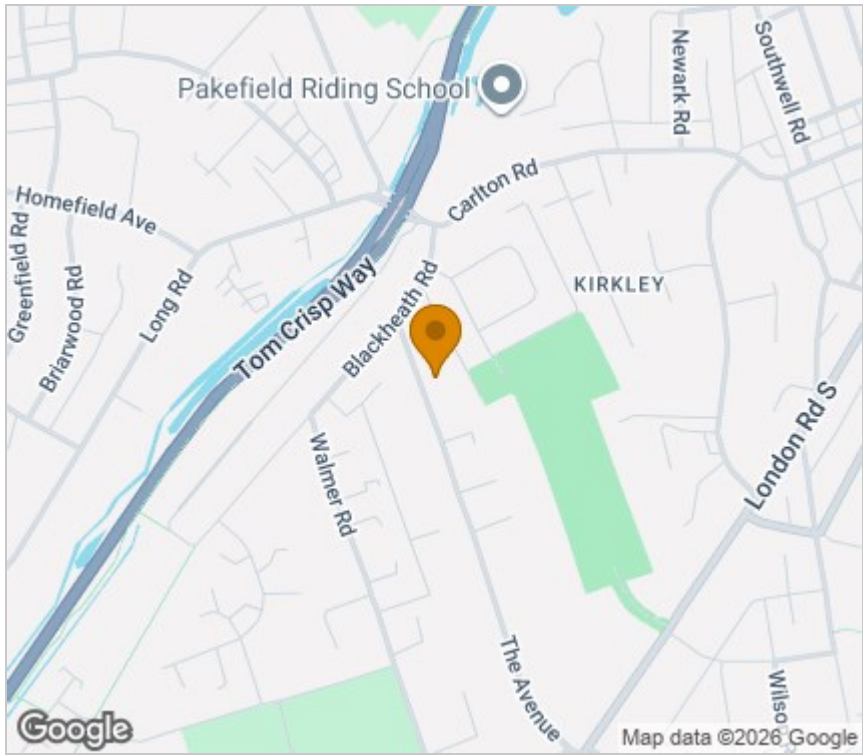
To the rear of the property there is a large 96ft (approx) lawned garden, patio seating area, a range of flower and shrub borders and mature trees, timber and felt garden shed, vehicular rear access giving potential for off road parking or garage space (subject to the appropriate permissions), the garden is all enclosed by high fencing.

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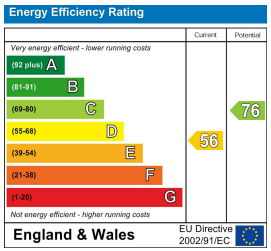
Floor Plan



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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