



**10 Monckton Avenue**  
Oulton Broad, Lowestoft, NR32 3EG  
Offers Over £220,000



# 10 Monckton Avenue, Oulton Broad, Lowestoft, Suffolk, NR32 3EG

Situated Monckton Avenue, this house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

With generous gardens, which offer a delightful outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this house on Monckton Avenue is a wonderful opportunity not to be missed.

## UPVC double doors to:-

## ENTRANCE PORCH

further door to:-

## ENTRANCE HALL

stairs to first floor, cupboard space under, radiator.

## FRONT SITTING ROOM

bay window with upvc double glazing, radiator, ornamental fireplace, picture rail.





**DINING ROOM**  
upvc double glazed window, 2 radiators, picture rail.

**KITCHEN**  
fitted in a range of base and wall units, single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer, cooker and upright fridge freezer.

**STAIRS TO FIRST FLOOR AND LANDING**

radiator, upvc double glazed window, access to roof void.

**BEDROOM 1**  
upvc double glazed bay window, radiator, picture rail.

**BEDROOM 2**  
upvc double glazed window, radiator, picture rail, access to roof void.

**BEDROOM 3**  
upvc double glazed window, radiator, picture rail.

**BATHROOM**  
cased bath, hot and cold, washbasin, low level wc, radiator, electric downflow heater, upvc opaque glazed window.



## OUTSIDE

To the front, gardens laid to lawn, concrete driveway. To the side, gate providing pedestrian access integral to the main buildings an external wc, additional cupboard housing hot water storage tank and air source controls for radiator system, external Samson air source boiler. To the rear, good size gardens laid to lawn, 2 timber garden stores.

## SOLAR PANELS

The property has the benefit of 5 solar panels which help contribute to the running costs of the air source heating system and make this a very economic process.

## TENURE

Freehold

## COUNCIL TAX BAND

B

## MATERIAL INFO

This property has:

The electric is supplied by solar pv panels and the heating by air source heating pump , and has water & sewerage

Flood Risk Info:

\* Broadband:

\* Mobile;

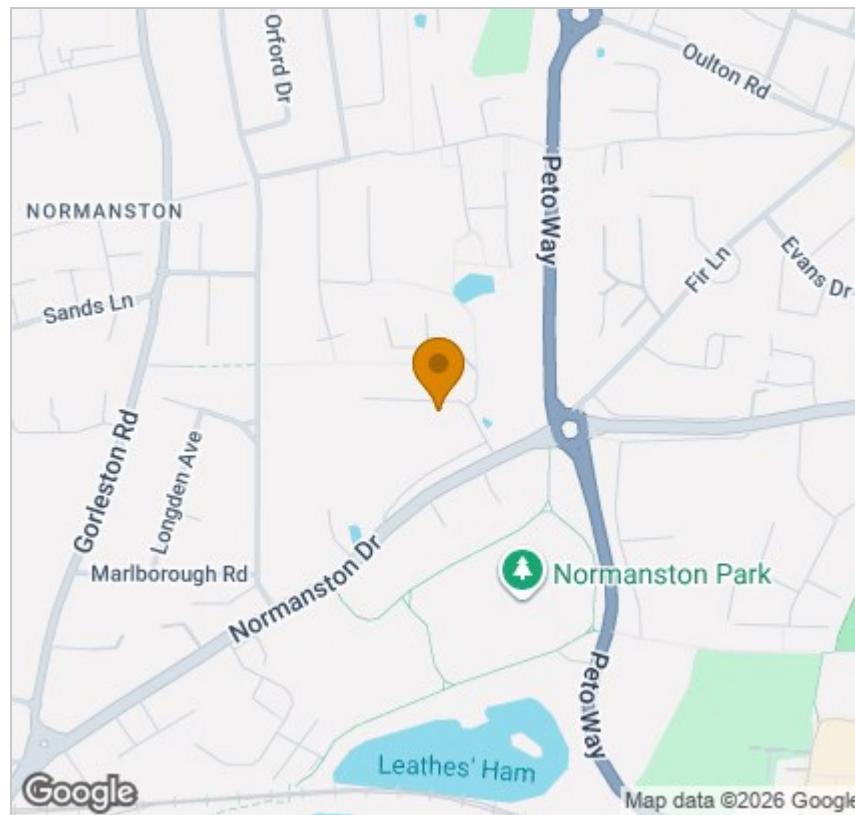
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



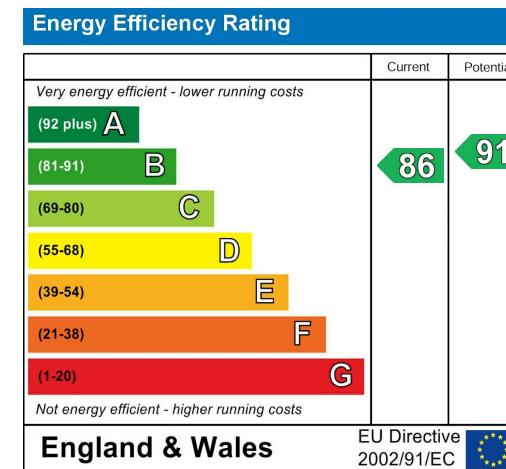
## Floor Plan



## Area Map



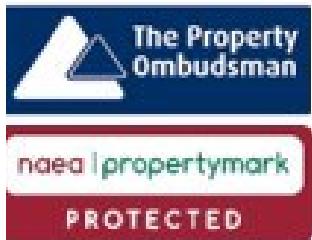
## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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